

*Before the Board of Supervisors  
County of Monterey, State of California*

**Resolution No. 25-214**

Resolution of the Monterey County Board of Supervisors:

- a. Find that the subject property transfer is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines California Code of Regulations (CCR) section 15061; and
- b. Approve the Vacant Land Purchase Agreement and Joint Escrow Instructions between the County of Monterey and Aileen Jones, a private individual, to acquire one (1) parcel totaling approximately 5,742 square feet (the Property), located in San Lucas, within the unincorporated area of the County of Monterey, California, for the amount of \$67,500, including estimated escrow related fees, for use by the Public Works, Facilities and Parks Department (PWFP), pursuant to Government Code Section 25350.60; and
- c. Authorize the Public Works, Facilities and Parks Director to execute the Vacant Land Purchase Agreement and Joint Escrow Instructions and any related documents needed to complete the transaction, including, but not limited to, a Grant Deed and any future amendments to the Agreement subject to the review and approval of the Office of the County Counsel; and
- d. Approve transferring \$67,500 from the Board of Supervisors (Supervisory District 3) discretionary funds to the Capital Project Fund and assign said funds for PWFP's use to complete the transaction for the Property purchase; and
- e. Authorize and direct the Auditor-Controller to amend the Fiscal Year (FY) 2024-25 adopted budget for Capital Project Fund 404, Appropriation Unit PFP057, increasing appropriations by \$67,500, financed by an operating transfer in of \$67,500 from the General Fund 001, Board of Supervisors Appropriation Unit BOA001, District 3 Unit 8015 (4/5ths vote required); and
- f. Authorize and direct the Auditor-Controller's to transfer \$67,500 in FY 2024-25 from the General Fund 001, Board of Supervisors Appropriation Unit BOA001, District 3 Unit 8015, to Capital Projects Fund 404, Appropriation Unit PFP057 (4/5ths vote required).

**WHEREAS**, In February 2025, Public Works, Facilities and Parks (PWFP)-Real Property staff received a property for sale notice from representatives of Aileen Jones, owner of APN 231-036-004 (the Property), with an asking price of \$60,000; and

**WHEREAS**, The Property consists of one (1) vacant residential parcel of land totaling approximately 5,742 square feet in size, in the community of San Lucas within the unincorporated area of the County of Monterey, directly adjacent to the County owned San Lucas Library, and does not contain any improvements or appurtenances; and

**WHEREAS**, The proposed plan is to use the Property for future expansion of the San Lucas Library and the PWFP-Grounds division intends on maintaining the Property as vacant open space until a plan to develop the Property for a future use is approved; and

**WHEREAS**, The purchase of the Property is contingent upon completion and approval of the County's due diligence activities and inspections, which may include but is not limited to an environmental phase 1 report, preliminary title report, and review of seller disclosures, all of which will be completed during the County's sixty (60) day due diligence period during escrow; and

**WHEREAS**, CEQA Guidelines CCR Section 15061(b)(3), provides a common-sense categorical exemption for projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS**, The Auditor-Controller's Office and County Administrative Office Budget & Analysis Division has coordinated with the Office of the County Counsel and Public Works, Facilities and Parks Department on review of the Property's purchase financing and in obtaining approval to bypass the Budget Committee on May 23, 2025; and

**WHEREAS**, If approved, \$67,500 will be transferred from Supervisorial District 3 unused discretionary funds in the General Fund 001 to the Capital Project Fund 404, to be set aside in Fund 404 Assigned Fund Balance to fund the purchase price, potential due diligence activities, and escrow cost in FY 2025-26; and

**WHEREAS**, This resolution authorizes the Director of PWFP to execute the Vacant Land Purchase Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions between the County and Aileen Jones and any other related documents needed to complete the transaction, as well as approving the Property purchase price funding source.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of the County of Monterey hereby:

- a. Find that the subject property transfer is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines California Code of Regulations (CCR) section 15061; and
- b. Approve the Vacant Land Purchase Agreement and Joint Escrow Instructions between the County of Monterey and Aileen Jones, a private individual, to acquire one (1) parcel totaling approximately 5,742 square feet (the Property), located in San Lucas, within the unincorporated area of the County of Monterey, California, for the amount of \$67,500, including estimated escrow related fees, for use by the Public Works, Facilities and Parks Department (PWFP), pursuant to Government Code Section 25350.60; and
- c. Authorize the Public Works, Facilities and Parks Director to execute the Vacant Land Purchase Agreement and Joint Escrow Instructions and any related documents needed to complete the transaction, including, but not limited to, a Grant Deed and any future

amendments to the Agreement subject to the review and approval of the Office of the County Counsel; and

- d. Approve transferring \$67,500 from the Board of Supervisors (Supervisory District 3) discretionary funds to the Capital Project Fund and assign said funds for PWWP's use to complete the transaction for the Property purchase; and
- e. Authorize and direct the Auditor-Controller to amend the Fiscal Year (FY) 2024-25 adopted budget for Capital Project Fund 404, Appropriation Unit PFP057, increasing appropriations by \$67,500, financed by an operating transfer in of \$67,500 from the General Fund 001, Board of Supervisors Appropriation Unit BOA001, District 3 Unit 8015 (4/5ths vote required); and
- f. Authorize and direct the Auditor-Controller's to transfer \$67,500 in FY 2024-25 from the General Fund 001, Board of Supervisors Appropriation Unit BOA001, District 3 Unit 8015, to Capital Projects Fund 404, Appropriation Unit PFP057 (4/5ths vote required).

PASSED AND ADOPTED on this 17<sup>th</sup> day of June 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Daniels

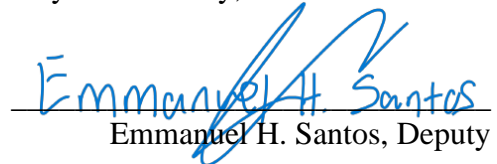
NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on June 17, 2025.

Dated: June 20, 2025  
File ID: RES 25-085  
Agenda Item No. 48

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

  
Emmanuel H. Santos, Deputy