

County of Monterey

*Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Meeting Minutes - Final

Tuesday, March 11, 2025

9:00 AM

Board of Supervisors

*Chair Supervisor Chris Lopez - District 3
Vice Chair Supervisor Wendy Root Askew - District 4
Supervisor Kate Daniels- District 5
Supervisor Luis A. Alejo - District 1
Supervisor Glenn Church - District 2*

9:00 A.M. - Called to Order

The meeting was called to order by Chair Supervisor Chris Lopez.

Roll Called

Present: 5 - Supervisor Kate Daniels, Supervisor Glenn Church, Supervisor Luis A. Alejo, Supervisor Wendy Root Askew and Supervisor Chris Lopez

Staff Present

Sonia De La Rosa, County Administrative Officer, Kelly Donlon, Chief Assistant County Counsel and Valerie Ralph, Clerk of the Board were present.

Additions and Corrections for Closed Session by County Counsel

There were no additions and corrections for closed session.

Closed Session

1. Closed Session under Government Code section 54950, relating to the following items:
 - a. Pursuant to Government Code section 54957.6, the Board will provide direction to negotiators:
(1) Designated representatives: Andreas Pyper, Kim Moore and Ariana Hurtado
Employee Organization(s): All Units
 - b. Pursuant to Government Code sections 54956.9(d)(2) and 54956.9(d)(4), the Board will confer with legal counsel regarding one matter of significant exposure to litigation and/or potential initiation of litigation

Public Comments for Closed Session

Open for public comments; no comments made.

The Board Recessed for Closed Session Agenda Items

10:30 A.M. - Reconvened on Public Agenda Items

Roll Called

Present: 5 - Supervisor Kate Daniels, Supervisor Glenn Church, Supervisor Luis A. Alejo, Supervisor Wendy Root Askew and Supervisor Chris Lopez

Staff Present

Sonia De La Rosa, County Administrative Officer, Kelly Donlon, Chief Assistant County Counsel and Valerie Ralph, Clerk of the Board were present.

Announcement of Interpreter

Diego Celis, Spanish Interpreter present and announced Spanish interpreter services.

Pledge of Allegiance

The pledge of allegiance was led by Kelly Donlon, Chief Assistant County Counsel.

Additions and Corrections by Clerk

Due to the need for immediate consideration by the Board of matters which arose after the posting of today's agenda, as provided in Section 54954.2 of the California Government Code the Board is asked to make the following addition and correction:

There was an Addition to Item No. 12 under Scheduled Matters – Housing & Community Development

Attachment I was received.

There was an Addition to Item No. 14 under Scheduled Matters – County Administrative Office

A Revised Monterey County Financial Forecast was received.

Remove Item No. 19 under Consent Calendar – Health at the Department's request.

Ceremonial Resolutions

Open for public comments; no comments made.

A motion was made by Supervisor Wendy Root Askew, seconded by Supervisor Luis A. Alejo to adopt Ceremonial Resolutions Numbers 2 and 5.

ALL AYES

2. Adopt a resolution honoring an Undisclosed Recipient. (Supervisor Daniels)

Adopted Resolution No. 25-057

3. Adopt a resolution proclaiming March 2025 as Civil Grand Jury Awareness Month in the County of Monterey. (Supervisor Daniels)

Adopted Resolution No. 25-058

4. Adopt a resolution recognizing Sabu Shake Jr. as the recipient of the Monterey County Hospitality Association (MCHA)'s prestigious Hospitality Professional of the Year award during the Association's Annual Awards Gala on March 14, 2025, and in recognition of his significant contributions to the overall good of Monterey County's hospitality industry, he is deserving of special public commendations. (Supervisor Daniels)

Adopted Resolution No. 25-059

5. Adopt a resolution recognizing Ted J. Balestreri as the recipient of the Monterey County Hospitality Association (MCHA)'s prestigious Lifetime Achievement Award during the Association's Annual Awards Gala on March 14, 2025, and in recognition of his significant contributions to the overall good of Monterey County's hospitality industry, he is deserving of special public commendations. (Supervisor Daniels)

Adopted Resolution No. 25-060

Appointments

Open for public comments; no comments made.

A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Glenn Church to appoint/reappoint Item Numbers 6 through 8.

ALL AYES

6. Appoint Eric Tynan to the North County Recreation and Parks District to fill an unexpired term ending on November 30, 2025. (Nominated by District 2, Supervisor Church)

Appointed

7. Appoint Angelica Roa to the North County Recreation and Parks District to fill an unexpired term ending on November 30, 2026. (Nominated by District 2, Supervisor Church)

Appointed

8. Appoint Hillary Theyer to the Commission on Disabilities as a Department Head Council representative with a term ending on December 31, 2027. (Nominated by the Department Head Council)

Appointed

Approval of Consent Calendar – (See Supplemental Sheet)

9. See Supplemental Sheet

Open for public comments; no comments made.

Supervisor Glenn Church wanted clarification noted on the minutes of February 25, 2025, for Item No. 13 that there will be public updates on the Moss Landing battery fire until it is cleaned up and finished.

A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Wendy Root Askew to approve Consent Calendar Item Numbers 20 through 32. Item No. 19 was removed via Additions and Corrections.

ALL AYES

General Public Comments

10. General Public Comments

Open for general public comments for items not on the agenda today; Teresa Acolo, Matt Berilli, Bryan Rosen and phone number ending 705 commented.

Scheduled Matters**11. PLN230321 - EDEN HOUSING, INC.**

Public hearing to consider approval of:

- a. Development of 132 residential units of affordable housing in four buildings with two amenity facilities and other associated site improvements on the area subject to the Lease Disposition and Development Agreement;
- b. A Lease Disposition and Development Agreement (**Attachment C1**) between the County of Monterey and Eden Housing Inc.;
- d. A Regulatory Agreement and Declaration of Restrictive Covenants (**Attachment C1 Exhibit H**) and a Ground Lease Agreement (**Attachment C1 Exhibit E**) substantially to form and authorize the Director of Housing and Community Development negotiate and execute the Regulatory Agreement and Declaration of Restrictive Covenants and Ground Lease Agreement for one-dollar per year rent and a term of 99 years including modifications as may be required by Approved Security Interest Holders prior to close of escrow, subject to review and approval as to form by County Counsel; and
- e. Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

Project Location: 855 East Laurel, Salinas, California.

Proposed California Environmental Quality Act (CEQA) action: Find that the project development approval qualifies for an exemption pursuant to CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects that are peculiar to the project or project site and find that the project development qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines section 15332 and no exceptions under section 15300.2 apply. Find that the Lease Disposition and Development Agreement and the project that it facilitates qualifies for an exemption pursuant to CEQA Guidelines section 15183, and that the Lease Disposition and Development Agreement and the project it enables is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site and find that the Lease Disposition and Development Agreement, qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines section 15332, and no exceptions under section 15300.2 apply.

Public hearing held.

Taylor Price, Senior Planner and Katie Scariot, Assistant Planner from Housing and Community Development presented via PowerPoint presentation.

Open for public comments; Tony Ozo and Bryan Rosen commented.

A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Kate Daniels to:

- a. Find that the project development approval qualifies for an exemption pursuant to CEQA

- Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site;
- b. Find that the project development qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines section 15332 and no exceptions under section 15300.2 apply;
 - c. Adopt a resolution (Attachment B) to approve the development of 132 residential units of affordable housing in four buildings with two amenity facilities and other associated site improvements on the area subject to the Lease Disposition and Development Agreement (Attachment C1);
 - e. Find that the Lease Disposition and Development Agreement, which facilitates the project approval, qualifies for an exemption pursuant to CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site;
 - d. Find that the Lease Disposition and Development Agreement and the project that it facilitates qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines section 15332, and no exceptions under section 15300.2 apply; and
 - e. Adopt a resolution (Attachment C) to:
 - i. Approve and execute the Lease Disposition and Development Agreement (Attachment C1) between the County of Monterey and Eden Housing Inc.;
 - ii. Approve the Regulatory Agreement and Declaration of Restrictive Covenants (Attachment C1 Exhibit H) substantially in the form set forth as Exhibit H to the Lease Disposition and Development Agreement between the County of Monterey and Eden Housing Inc., authorize the Director of Housing and Community Development negotiate and execute the Regulatory Agreement and Declaration of Restrictive Covenants including modifications as may be required by Approved Security Interest Holders prior to close of escrow, subject to review and approval as to form by County Counsel; and
 - iii. Approve the Ground Lease Agreement (Attachment C1 Exhibit E) for one-dollar per year rent and for a term of 99 years substantially in the form set forth as Exhibit E to the Lease Disposition and Development Agreement between the County of Monterey and Eden Housing Inc., authorize the Director of Housing and Community Development negotiate and execute the Ground Lease Agreement including modifications as may be required by Approved Security Interest Holders prior to close of escrow, subject to review and approval as to form by County Counsel;
 - iv. Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

Staff recommends approval of the Proposed Project subject to 20 conditions, which are fully set forth in Attachment B1 Exhibit 1. Staff further recommends approval of the Lease Disposition and Development Agreement and substantially to form regulatory and lease agreements, which are fully set forth in Attachment C1.

The project shall have a compliant general contractor.

ALL AYES

12:00 P.M. - Recessed to Lunch

1:30 P.M. - Reconvened

Roll Called

Present: 5 - Supervisor Kate Daniels, Supervisor Glenn Church, Supervisor Luis A. Alejo, Supervisor Wendy Root Askew and Supervisor Chris Lopez

Staff Present

Sonia De La Rosa, County Administrative Officer, Kelly Donlon, Chief Assistant County Counsel and Valerie Ralph, Clerk of the Board were present.

Announcement of Interpreter

Diego Celis, Spanish Interpreter present and announced Spanish interpreter services.

Scheduled Matters**12. REF220020 - GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE**

Conduct a workshop on the draft Sixth Cycle Housing Element, including consideration of revisions to the Housing Element in response to findings from the California Department of Housing and Community Development, and provide direction to staff.

Project Location: Unincorporated County of Monterey

Proposed California Environmental Quality Act (“CEQA”) Action: This status report and workshop is statutory exempt from CEQA pursuant to Section 15262 of the CEQA Guidelines. A Programmatic Environmental Impact Report (“PEIR”) is being prepared for the Housing Element update and will be considered prior to taking any final action on the Housing Element.

Workshop held.

Melanie Beretti, Chief of Planning and Craig Spencer, Director from Housing and Community Development presented via PowerPoint presentation.

Open for public comments; James Washington, Alex Lorca, Doug Kia, Gabriel Sanders, Thomas Jameson, Mike Delapa, Chris Steinbrener, Matt Huerta, Sister Rosa Dolores, Tony Ozo, Linda Agratti, woman no name provided, Linda McGlowin, Geto no last name provided, phone number ending in 837, Andy Hawryluk, Robert Weil, Norelle Boyce, phone number ending in 705, Janette Leonidou, Scott Klein, Andrea Pace, Steve no last name provided, David Prina, Stu Jacobs and Gail Robbins commented.

A motion was made by Supervisor Chris Lopez, seconded by Supervisor Luis A. Alejo to:

- a. Conduct a workshop on the draft Sixth Cycle Housing Element;
- b. Consider revisions to the draft Sixth Cycle Housing Element update proposed in response to findings from the California Department of Housing and Community Development; and
- c. Directed staff to: Update our program policies as recommended by the State; Add encouragement language to support working class construction workers as proposed by local labor; Retain sites 46, and 47 the York school sites with the appropriate land use condition language added; Retain site 48, which is the Los Lomas site with the alternative western sighting as was discussed; Add the 11 and 1 Olmsted road site, conditional on the project description as outlined in Brett Salma’s February 4th letter, with the Scenic protections, as described by Supervisor Daniels on the triangle portion of the property; Accept staff recommendation on Site 1 to develop the entire acreage with higher density; and Have the higher density unit assumptions for site 24.

A separate vote will be taken on removing 7 and keep 53 in the plan.

ALL AYES

**A motion was made by Supervisor Wendy Root Askew, seconded by Supervisor Glenn Church with Supervisor Chris Lopez, voting no, to:
Remove 7 and keep 53 in the plan.**

**Motion passed 4 to 1
Supervisor Lopez: NAY**

- 13.** a. Receive a presentation on the Monterey County Children's Council Fiscal Year 2023-24 Annual Report from Council Chair Jose Ramirez, Chief Probation Officer; and
b. Accept the Fiscal Year 2023-24 Annual Report from the Monterey County Children's Council.

Jose Ramirez, Chief of Probation and Sonja Koehler, Director of Bright Beginnings presented via PowerPoint presentation.

Open for public comments; Iris Gamaz commented.

Upon consensus the Board:

- a. Received a presentation on the Monterey County Children's Council Fiscal Year 2023-24 Annual Report from Council Chair Jose Ramirez, Chief Probation Officer; and
b. Accepted the Fiscal Year 2023-24 Annual Report from the Monterey County Children's Council.**

- 14.** a. Receive the Monterey County Financial Forecast, which assesses the County's fiscal condition for the current year and three forecast years (Fiscal Year 2025-26 through Fiscal Year 2027-28); and
b. Receive the annual update to the County's General Financial Policies including technical corrections; and
c. Provide direction to staff.

Deborah Paolinelli, Assistant County Administrative Officer presented via PowerPoint presentation.

Open for public comments; no comments made.

Upon consensus the Board:

- a. Received the Monterey County Financial Forecast, which assesses the County's fiscal condition for the current year and three forecast years (Fiscal Year 2025-26 through Fiscal Year 2027-28); and
b. Received the annual update to the County's General Financial Policies including technical corrections; and
c. Provided direction to staff.**

- 15.** a. Receive a presentation from the Housing Authority of the County Monterey of their accomplishments and initiatives to provide affordable housing and related services to eligible residents of Monterey County for Fiscal Years 2022 to 2024; and
b. Provide direction to County staff as necessary.

Zulieka Boykin Executive Director of Housing Authority presented via PowerPoint presentation.

Open for public comments; Bryan Rosen, phone number ending in 705 and Melanie Rhodes commented.

Upon consensus the Board:

- a. Received a presentation from the Housing Authority of the County Monterey of their accomplishments and initiatives to provide affordable housing and related services to eligible residents of Monterey County for Fiscal Years 2022 to 2024; and**

b. Provided direction to County staff as necessary.

Other Board Matters

Referral Matrix and New Referrals

16. New Referrals

There were no new referrals this week.

County Administrative Officer Comments

17. County Administrative Officer Comments

Sonia De La Rosa, County Administrative Officer's comments can be heard by clicking the following link:

https://monterey.granicus.com/player/clip/5700?meta_id=900993

Board Comments

18. Board Comments

Board comments can be heard by clicking the following link:

https://monterey.granicus.com/player/clip/5700?meta_id=900996

Read Out from Closed Session by County Counsel

There was no reportable action by the Board.

Adjourned In Memory of Mario Guzman Mendoza, Alicia Ramirez Aparicio, Francisco Aldape Perez, Olivo Perez Pina, victims of the 2024 King City mass shooting

The meeting was adjourned at 6:02 p.m. In Memory of Mario Guzman Mendoza, Alicia Ramirez Aparicio, Francisco Aldape Perez, Olivo Perez Pina, victims of the 2024 King City madd shooting by Chair Chris Lopez.

Adjourned In Memory of Christian Hernandez

The meeting was adjourned at 6:02 p.m. In Memory of Christian Hernandez by Chair Chris Lopez.

APPROVED:

____/s/ Chris Lopez_____
CHRIS LOPEZ, CHAIR

ATTEST:

BY: ____/s/ Valerie Ralph_____

VALERIE RALPH

CLERK OF THE BOARD

APPROVED ON: April 15, 2025

Supplemental Sheet, Consent Calendar**Health Department**

19. Approve and authorize the Director of Health Services or designee to execute Amendment No. 1 to Mental Health Service Agreement A-16989 with Castlewood Holding Company, dba Alsana An Eating Recovery, for the provision of youth residential services, day treatment services, and intensive outpatient mental health services adding \$49,900 for FY 2024-25, \$311,400 for FY 2025-2026 and \$320,400 for FY 2026-27 for a new total Agreement amount not to exceed \$5,135,795 for the retroactive term of February 1, 2025 through June 30, 2027.

Removed from agenda via additions and corrections

20. a. Approve and authorize the Director of Health Services or designee to execute a Memorandum of Understanding with the City of Salinas for in-person mobile crisis field response services to the City of Salinas, for an amount of \$195,000 for Fiscal Year (FY) 2024-25 for a retroactive term beginning January 2, 2025 through June 30, 2025; and
- b. Approve and authorize the Director of Health Services or designee to execute up to three future amendments that do not exceed 10% (\$19,500) of the original Agreement amount, do not significantly alter the scope of services, and do not increase the total not to exceed amount over \$214,500.

Approved

21. a. Approve and authorize the Director of Health Services or designee to execute a no-cost Memorandum of Understanding (MOU) with Monterey-Salinas Transit District, a special district (MST), authorizing the installation of two (2) naloxone and fentanyl test strip vending machines, at no cost to the user, at the Salinas and Marina transit centers, for a term effective upon execution through October 31, 2026 for a total MOU amount of zero dollars; and
- b. Approve the recommendation of the Director of Health Services to accept all non-standard provisions in the Agreement.

Approved

22. a. Approve and authorize the Director of Health Services or designee to execute a Mental Health Services Agreement for a retroactive term beginning July 1, 2024 through June 30, 2026 with Elite Family Systems, Inc. for the provision of Short-term Residential Therapeutic Program (STRTP) treatment services including Case Management, Mental Health Services, Medication Support, and Crisis Intervention for children/youth in the amount of \$372,804 for Fiscal Year (FY) 2024-2025 and \$372,804 for Fiscal Year (FY) 2025-2026 for a total Agreement amount not to exceed \$745,608; and
- b. Approve and authorize the Director of Health Services or designee to execute up to three (3) future amendments that do not exceed 10% (\$74,561) of the original Agreement amount, do not significantly change the scope of services, and do not increase the total not to exceed amount over \$820,169.

Approved

23. a. Approve and authorize the Director of Health Services or designee to execute a Local Interagency Agreement with Monterey County Special Education Local Plan Area (SELPA) to facilitate the provision of occupational and physical therapy services for the term upon execution to June 30, 2030 at no cost to the County of Monterey; and
- b. Approve a non-standard Agreement as recommended by the Director of Health Services; and
- c. Approve and authorize the Director of Health Services or designee to sign up to three future amendments that do not significantly change the scope. (MOVED VIA SUPPLEMENTAL)

Approved**Department of Social Services**

24. a. Approve and authorize the Director or designee of the Department of Social Services to sign Amendment No. 1 to Agreement #5010-452 with Access Support Network for the operation of a Homeless Outreach and Engagement Services System in the County of Monterey by adding \$135,000 for a new contract total of \$335,000 with no change to the contract term of July 1, 2024 through June 30, 2025; and
- b. Authorize the Director or designee of the Department of Social Services to sign up to three amendments to this Agreement where the total amendments do not exceed 10% (\$33,500) of the amended contract amount, do not significantly change the scope of work, and do not exceed the maximum aggregate amount of \$368,500.

Approved**Criminal Justice**

25. Authorize the Contracts / Purchasing Officer or their designee to execute an Agreement for business equipment with Smile Business Products, not to exceed \$99,500, retroactively, effective December 1, 2024 through December 31, 2027, for the Office of the District Attorney.

Approved

26. Approve yearly update to the application, criteria and disqualifiers recommended by the Probation Department for the Supervised Home Confinement Program, as mandated by Penal Code §1203.016(d)(1).

Approved**General Government**

27. a. Approve and authorize the Contracts Purchasing Officer, or designee, to sign a Renewal and Amendment #1 to an Agreement with ARC Alternatives to provide energy engineering, auditing, and

verification services extending the term by two years, for a new term retroactive to October 1, 2022 through July 31, 2026, and increasing the total contract amount by \$208,600 for a new not to exceed total contract amount \$368,600; and

b. Authorize the County Administrative Officer, or designee, to sign up to three future amendments to this amended agreement where the amendments do not significantly change the responsibilities of the parties, do not cause an increase of more than 10% (\$36,860) of the contract amount and do not increase the total contract amount above \$405,460.

Approved

- 28.** Approve and authorize the Contracts and Purchasing Officer or designee, to execute Renewal and Amendment No. 2 to Agreement No. A-15675 between the County of Monterey and Monterey County Business Council (MCBC) extending the agreement an additional two (2) years (January 1, 2025, through December 31, 2026) for a revised full agreement term of January 25, 2022, to December 31, 2026, to expand program services with no change in the not-to-exceed amount of \$3,000,000.

Approved

- 29.** Approve the County of Monterey Board of Supervisors Draft Action Meeting Minutes for the following meeting dates: Tuesday, June 19, 2018, Tuesday, July 17, 2018 and Tuesday, February 25, 2025.

Approved

- 30.** Approve the Memorandum of Understanding's (MOU) for the Monterey County Service Employees International Union, Local 521 (SEIU), Units F, H, J, K and temporary employees, Monterey County Counsel Employee Association (MCCEA), Unit G, for the period July 1, 2024, through June 30, 2027.

Approved

Housing and Community Development

- 31.**
- a. Find that the acceptance of the Conservation and Scenic Easement Deed is categorically exempt under California Environmental Quality Act (CEQA) Guidelines section 15317; and
 - b. Accept a Conservation and Scenic Easement Deed covering approximately 24,787 square feet of Environmentally Sensitive Habitat (Monterey Cypress habitat and coastal bluff scrub) at 3196 17 Mile Drive, Pebble Beach (Accessor's Parcel Number: 008-491-010-000) to satisfy Condition of Approval No. 8 in the Planning Commission Resolution No. 17-006 (Planning File No. PLN150548); and
 - c. Authorize the Chair of the Board of Supervisors to execute the Conservation and Scenic Easement Deed; and
 - d. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed to the County Recorder for filing with all recording fees to be paid by the applicant.
- (Conservation and Scenic Easement Deed - PLN150548, 3196 LLC, 3196 17 Mile Drive, Pebble

Beach, Accessor's Parcel Number: 008-491-010-000, Del Monte Forest Land Use Plan)

Approved

- 32.** a. Approve and authorize the assignment and assumption of the HOME loan, made by the County of Monterey to Pacific Meadows Senior Housing, L.P. , from Pacific Meadows Senior Housing, L.P. as the withdrawing General Partner to the Housing Authority Limited Liability Company as the new General Partner; and
- b. Approve and authorize the Housing and Community Development Director, or his designee, to execute the approved Assignment and Assumption Agreement.

Approved

Please refer to the Board Orders for the approved and adopted Agreement, Resolution and Ordinance numbers.

Addenda/Supplemental

- 33.** **Addenda/Supplemental**
Item No. 23 was incorrectly placed under Department of Social Services - Consent and has been moved to Health Department - Consent as the same item number.