



# Monterey County

## Board Order

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

Upon motion of Supervisor Salinas, seconded by Supervisor Armenta and carried by those members present, the Board of Supervisors hereby:

Adopted Resolution 16-077 to:

- a. Find that the exchange and lease of properties is categorically exempt from environmental review under CEQA Guidelines Section 15332.
- b. Approve and authorize the Contracts/Purchasing Officer to execute a twenty-five year (25) Lease Agreement with the City of Salinas for city owned property located at 331 North Sanborn Road in Salinas, California for the future operation by the County of a public health clinic or other County-operated public service;
- c. Approve and authorize the Contracts/Purchasing Officer to execute a twenty-five (25) year Lease Agreement with the City of Salinas for county owned property located at 312 East Alisal Street in Salinas, California for the future operation by the City of Salinas of a City public safety facility;
- d. Authorize the Auditor-Controller to make lease payments of \$1.00 per year to the City of Salinas for the lease of 331 North Sanborn Road in Salinas, California and in accordance with the terms of an approved Lease Agreement;
- e. Authorize the Contracts/Purchasing Officer or the Contracts/Purchasing Supervisor to execute and extend the above mentioned Lease Agreements for five (5) additional five (5) year terms under the same terms and conditions, and make minor revisions to the Lease Agreements if deemed necessary by the Contracts/Purchasing Officer to be in the best interest of the County; and
- f. Adopt a resolution to approve and authorize the Resource Management Agency Director to execute a Property Exchange Agreement in substantially the format attached, Grant Deed, and any related transfer and recordable documents on behalf of the County of Monterey upon completion of all conditions.

PASSED AND ADOPTED on this 22nd day of March 2016, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas and Parker

NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, 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 79 for the meeting on March 22, 2016.

Dated: March 24, 2016  
File ID: A 16-057

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By Denise Hancock  
Deputy

**Before the Board of Supervisors in and for the  
County of Monterey, State of California**

**Resolution No. 16-077**

- a. Finding that the exchange and lease of properties is )  
categorically exempt from environmental review under CEQA )  
Guidelines Section 15332; )
- b. Approving and authorizing the Contracts/Purchasing Officer )  
to execute a twenty-five year (25) Lease Agreement with the )  
City of Salinas for city owned property located at 331 North )  
Sanborn Road in Salinas, California for the future operation )  
by the County of a public health clinic or other County- )  
operated public service; )
- c. Approving and authorizing the Contracts/Purchasing Officer )  
to execute a twenty-five (25) year Lease Agreement with the )  
City of Salinas for county owned property located at 312 East )  
Alisal Street in Salinas, California for the future operation by )  
the City of Salinas of a City public safety facility; )
- d. Authorizing the Auditor-Controller to make lease payments of )  
\$1.00 per year to the City of Salinas for the lease of 331 North )  
Sanborn Road in Salinas, California and in accordance with )  
the terms of an approved Lease Agreement; )
- e. Authorizing the Contracts/Purchasing Officer or the )  
Contracts/Purchasing Supervisor to execute and extend the )  
above mentioned Lease Agreements for five (5) additional )  
five (5) year terms under the same terms and conditions, and )  
make minor revisions to the Lease Agreements if deemed )  
necessary by the Contracts/Purchasing Officer to be in the )  
best interest of the County; and )
- f. Adopting a resolution to approve and authorize the Resource )  
Management Agency Director to execute a Property )  
Exchange Agreement in substantially the format attached, )  
Grant Deed, and any related transfer and recordable )  
documents on behalf of the County of Monterey upon )  
completion of all conditions..... )

WHEREAS, the main purpose of the Lease Agreement for the 331 North Sanborn Road property is to satisfy the continued governmental use condition of the former Salinas Redevelopment Agency Long Range Property Management Plan, which approves the City entering into a lease with the County for the possible development and operation of a public health clinic or other County-operated public service; and

WHEREAS, the main purpose of the Lease Agreement for the 312 East Alisal Street property is to reciprocate a leasing relationship mainly for the City’s demolition and removal of all improvements and structures from this site in contemplation of the City’s use of the property for its Public Safety Facility; and

WHEREAS, the Property Exchange Agreement conditions that the City demolish and remove all improvements and structures from the 331 North Sanborn Road site and 312 East Alisal Street site; and

WHEREAS, when the due diligence is completed and both properties are vacant and free of buildings and encumbrances, that the Property Exchange Agreement will be executed between the County and City, whereby the City will then receive the transfer of title to the County's property and County will then receive the transfer of title to the City's property; and

WHEREAS, this property exchange will support the Monterey County Health Department 2011-2015 Strategic Plan Initiatives:

#3 Ensure access to culturally and linguistically appropriate, customer-friendly, quality health services. It also supports two (2) of the ten (10) essential public health services, specifically; #4 Mobilize community partnerships and action to identify and solve health problems; and #7 Link people to needed personal health services and assure the provision of health care when otherwise unavailable; and

WHEREAS, the planned use of the 331 North Sanborn Road site is for the County Health Department to develop a health clinic; and

WHEREAS, the planned use of 312 East Alisal site is for the City to develop a public safety facility; and

WHEREAS, the Board of Supervisors of Monterey County found that the exchange and lease of properties to be in the best interest of the County of Monterey and categorically exempt from environmental review under CEQA Guidelines Section 15332.

NOW, THEREFORE,

BE IT RESOLVED THAT, the Board of Supervisors of Monterey County hereby:

1. Finds that the foregoing facts are true and correct.
2. Finds that the exchange and lease of properties to be in the best interest of the County of Monterey and is categorically exempt from environmental review under CEQA Guidelines Section 15332.
3. Approve and authorize the Contracts/Purchasing Officer to execute a twenty-five year (25) Lease Agreement with the City of Salinas for city owned property located at 331 North Sanborn Road in Salinas, California for the future operation by the County of a public health clinic or other County-operated public service.

4. Approve and authorize the Contracts/Purchasing Officer to execute a twenty-five (25) year Lease Agreement with the City of Salinas for county owned property located at 312 East Alisal Street in Salinas, California for the future operation by the City of Salinas of a City public safety facility.
5. Authorize the Auditor-Controller to make lease payments of \$1.00 per year to the City of Salinas for the lease of 331 North Sanborn Road in Salinas, California and in accordance with the terms of an approved Lease Agreement.
6. Authorize the Contracts/Purchasing Officer or the Contracts/Purchasing Supervisor to execute and extend the above mentioned Lease Agreements for five (5) additional five (5) year terms under the same terms and conditions, and make minor revisions to the Lease Agreements if deemed necessary by the Contracts/Purchasing Officer to be in the best interest of the County
7. Adopt a resolution to approve and authorize the Resource Management Agency Director to execute a Property Exchange Agreement in substantially the format attached, Grant Deed, and any related transfer and recordable documents on behalf of the County of Monterey upon completion of all conditions.

**PASSED AND ADOPTED** upon motion of Supervisor Salinas, seconded by Supervisor Armenta carried this 22nd day of March 2016, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas and Parker  
NOES: None  
ABSENT: Supervisor Potter

I, Gail T. Borkowski, 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 79 for the meeting on March 22, 2016.

Dated: March 23, 2016  
File Number: A 16-057

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By Donise Hancock  
Deputy