

Attachment A

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County Deferred Maintenance Property List

Date Prepared: January 2024

Line #	Property Name	Address	City	Supervisory District	Land Area (acres)	Building Area	Number of Buildings	National Register of Historic Places	Current or Planned Use	Year Built	Existing Condition*	Required Work for Reuse
1	Ammunition Supply Point	Former Fort Ord - Barloy Canyon Road south of East Garrison	Marina	D4	251.0	64,584	10 Bunkers 4 Warehouses 9 Other	No	Originally part of East Garrison II. Currently used for secure storage.	1995	Good - Bunkers Poor - Other Structures	
2	East Garrison Historic District	Former Fort Ord-in East Garrison Development	Marina	D4	12.0	100,000	23	Yes	Historic structures slated for reuse as part of arts district.	1939-1941	Fair - Mothballed to US Dol Standards	
3	Firing Range & Marshal Station	Former Fort Ord - south of Watkins Gate Road and East Garrison Drive	Marina	D4	10.0		2?	No	Open space adjacent to East Garrison.	1939-1941	Critical/Failure - Environmental contamination	Clean up of existing environmental contamination.
4	King City Yard	522 North Second Street	King City	D3	2.9	9,526	6	No	ITD communications tower	1940-1994	Critical/Failure - Environmental contamination	Clean up of existing environmental contamination.
5	Sheriff Firing Range	Bitterwater Road	King City	D3	19.0	0	0	No		1960	Critical/Failure - Environmental contamination	Clean up of existing environmental contamination.
6	Porter-Vallejo Mansion	29 Bishop Street	Pajaro	D2	0.5	9,804 NSP	2	Yes	County tenants expected to reoccupy space when repairs are complete.	1880s	Critical/Failure - Flood Restoration Required Upper Floors not ADA Compliant	Completion of flood restoration will make first floor usable. Other floors need to be made accessible.
7	Old County Jail	152 West. Alisal Street	Salinas	D4	0.5	8,000	1	Yes		1930s	Critical/Failure - Environmental Remediation Required Mothballed to US Dol standards.	Complete renovation of front administration wing. Demolition of jail block building.
8	Old County "Farm"	Constitution Boulevard	Salinas	D1	17.0	2,400	1	No	NMC unpaved parking. SUHSD responsible for maintaining "Barn" at no cost to County.	1920s	Critical/Failure - Safety	
9	Former County Hospital	1330 Natividad Road	Salinas	D1	5.7	59,000	12	No		1928-2002	Critical/Failure - Obsolete	Complete renovation or demolition / reconstruction

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10	Former Printing Services	1220 Natividad Road	Salinas	D1	1.3	3,500	1	No		1959	Critical/Failure - Obsolete & Safety	Complete renovation or demolition / reconstruction
11	Old Juvenile Hall	1352 Natividad Road	Salinas	D1	0.5	3,700	1	No		1930s	Critical/Failure - Obsolete & Safety	Partial demolition and complete renovation
12	Laurel Yard	855 East Laurel Drive	Salinas	D1	91.5	92,344	12	No	Various current and proposed uses. Approximately 17% vacant and vacancy might be increased by rearranging uses.	1978	Good - Gas Station underground leaking tanks have been remediated. Fair - Bldg. G has exceeded its useful life	Reconfiguration of users may yield more efficient uses and development opportunities. Reconfiguration could require demolition of existing buildings and construction of replacement buildings.

* Existing Condition extracted from Facility Assessment Report dated October 2, 2015 authored by Kitchell CEM.

Note: Locations are listed in the order of available tenant space from smallest to largest.

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Line #	Property Name	Address	Current Plans or Work	Current and Proposed Tenants or Uses	Availability	Notes	Potential County Reuse	CDBG Eligible
1	Ammunition Supply Point	Former Fort Ord - Barloy Canyon Road south of East Garrison		Contracts & Purchasing District Attorney Sheriff	In Use (partial)	Bunkers - 42% Vacant Warehouse - 52% Vacant	None identified	No
2	East Garrison Historic District	Former Fort Ord-in East Garrison Development		Vacant	Unknown		Future uses included in E.G. DDA	No
3	Firing Range & Marshal Station	Former Fort Ord - south of Watkins Gate Road and East Garrison Drive	US EPA is performing technical evaluation of environmental remediation requirements.	Vacant	Unknown		Parcel is identified as "development" in HMP.	No
4	King City Yard	522 North Second Street	Facility Assessment Report prepared 2015.	Vacant	Unknown	ITD maintains communications tower at site that may require relocation (at approx. cost of \$2M) depending on proposed use.	Property may be suitable for infill housing.	If end use is affordable housing or a community facility.
5	Sheriff Firing Range	Bitterwater Road		Vacant	Unknown		None identified	No
6	Porter-Vallejo Mansion	29 Bishop Street	Restoration Plan Flood restoration work is underway. Facility Assessment Modernization work is partially funded.	Health - 12% Library - 20% Sheriff - 8% Social Services - 3% Vacant - 57%	Unknown		HCD - Kents Court management office Health Library Sheriff Social Services	Yes Historic Preservation & Removing Architectural Barriers
7	Old County Jail	152 West. Alisal Street	Reuse included in Admin. Center Master Plan Admin. Building restored and used as agricultural labor museum.	Vacant	Immediate	Project must undergo an EIR/CEQA Process, Remediation, Design, Demolition and Construction prior to occupancy.	Open Space/Plaza	Yes Historic Preservation & Removing Architectural Barriers
8	Old County "Farm"	Constitution Boulevard	SUHSD is evaluating historic value of barn and possible salvage value of lumber.	Salinas Union High School District (FFA Program)	In Use - 3.5 acres leased to SUHSD on month-to-month.		Property is designated for future "health" related development.	No
9	Former County Hospital	1330 Natividad Road	NMC is evaluating as part of NMC Master Plan	Vacant	Unknown			If used as a community facility, e.g. clinic.

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10	Former Printing Services	1220 Natividad Road		Vacant	Immediate	This project would not be a tenant improvement but would require a complete building renovation.	Sheriff - Reentry program. Health Dept. - behavioral health or future parking. HCD - lease to generate revenue to capitalize MCLHTF.	Health & Sheriff Dept using as clinic or reentry facility could qualify but would require income documentation of anticipated users of the facility. Other uses would not qualify.
11	Old Juvenile Hall	1352 Natividad Road		Vacant	Immediate	Project would undergo historic restoration and possible EIR/CEQA Process.	Youth Center relocation District Attorney Health Dept.	If used as a community facility, e.g. clinic or youth center.
12	Laurel Yard	855 East Laurel Drive		Bike/Skate Park - 2% Eden Housing - 6% Fleet Management - 2% HACM Sr. Housing - 6% Probation - 3% Public Works (ITD & WRA) - 34% Share Center - 1% Vacant 1 - 17%	Unknown	Internal roads are not part of County road system and do not have dedicated funding for maintenance.	Gas Station is only use that cannot be relocated due to restrictive covenants that limit reuse potential of this specific area. Property has PG&E easement for high voltage lines that limit uses within 50' of easement.	Housing and related infrastructure will qualify. Bike/Skate Park may qualify.

* Existing Condition extracted from Facility Assessment Report dated October 2023.

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