

MONTEREY COUNTY



COUNTY ADMINISTRATIVE OFFICE

Nicholas E. Chiulos
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March 19, 2019

Robin McCrae
Chief Executive Officer
Community Human Services
PO Box 3076
Monterey, CA 93942

Dear Ms. McCrae:

On March 19, 2019, the Board of Supervisors expressed its intent to enter into a performance-based lease with Community Human Services (CHS) to allow CHS to make tenant improvements and to operate a shelter for women, families and children in a County owned building located at 1292 Olympia Avenue in Seaside, California. The general terms of the lease will include, but not be limited to, the following:

1. Successful award to Community Human Services of a HEAP grant sufficient to fund tenant improvements at the site.
2. Submission to and approval by the County of a business plan to fund and operate the shelter with either HEAP funds or other non-county funds.
3. Lease terms to be \$1.00 per year, performance based, for a 10 year period with option for renewal.
4. In recognition of the County's significant contribution in the bargain lease of the 1292 Olympia Avenue building, agreement that the County will not be obligated in any way to participate in funding tenant improvements or operation of the shelter.

This confirming letter of intent is sent solely for the purpose of assisting CHS in its application for grant funding in order to operate the type of facility described above. This document does not constitute a binding agreement by the County of Monterey to enter into any agreement with CHS, and CHS is hereby specifically advised that any future lease or agreement shall be considered during a regularly calendared public meeting of the Board of Supervisors. CHS is further hereby specifically advised that this letter does not constitute a commitment of any kind whatsoever, of the County to approve any future project, and any future project shall comply with the requirements of the California Environmental Quality Act. The County does not hereby commit to a definite course of action with regard to this proposed project, and retains its full

discretion to adopt any project alternatives, impose mitigation measures, or disapprove the project entirely.

We look forward to working with you to finalize lease arrangements. Please let me know if you have any questions.

Sincerely,

Nicholas E. Chiulos
Assistant County Administrative Officer

cc: Supervisor Luis Alejo, District 1
Honorable Chair John M. Phillips, District 2
Honorable Vice Chair Chris Lopez, District 3
Supervisor Jane Parker, District 4
Supervisor Mary Adams, District 5
Lew Bauman County of Monterey, CAO
Charles McKee, County of Monterey, County Counsel
Anne Brereton, County of Monterey, Deputy County Counsel
Carl Holm County of Monterey, RMA Director
Henry Espinosa. County of Monterey, Acting Director Social Services
Anastacia Wyatt. County of Monterey, County of Monterey, Housing Program Manager
Craig Malin, City Manager, City of Seaside