



County of Monterey

Item No.46

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 25-467

December 09, 2025

Introduced: 11/20/2025

Current Status: Natividad Medical Center
- Consent

Version: 1

Matter Type: BoS Agreement

Adopt a Resolution to:

- a. Authorize the Chief Executive Officer for Natividad or a designee to execute a License Agreement with the Regents of the University of California, a California corporation, to grant a non-exclusive, non-transferable, revocable license to enter upon and use approximately 766 square feet of office space, located at 1326 Natividad Road, Unit A3, Salinas, California, in the Valle Verde Medical Condominium Complex, for the purpose of conducting environmental health research and health education on environmental exposures in Salinas Valley children, as part of the Center for the Health Assessment of Mothers and Children of Salinas (CHAMACOS), a research initiative affiliated with the University of California, Berkeley, on a month-to-month basis commencing December 1, 2025, for \$500 per month; and
- b. Find that the proposed License Agreement is in the public interest and that said License Agreement will not substantially conflict or interfere with the use of the property by the County.

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Authorize the Chief Executive Officer for Natividad or a designee to execute a License Agreement with the Regents of the University of California, a California corporation, to grant a non-exclusive, non-transferable, revocable license to enter upon and use approximately 766 square feet of office space, located at 1326 Natividad Road, Unit A3, Salinas, California, in the Valle Verde Medical Condominium Complex, for the purpose of conducting environmental health research and health education on environmental exposures in Salinas Valley children, as part of the Center for the Health Assessment of Mothers and Children of Salinas (CHAMACOS), a research initiative affiliated with the University of California, Berkeley, on a month-to-month basis commencing December 1, 2025, for \$500 per month; and
- b. Find that the proposed License Agreement is in the public interest and that said License Agreement will not substantially conflict or interfere with the use of the property by the County.

SUMMARY:

Natividad has had a relationship with CHAMACOS, a University of California Berkeley affiliated research program, for over twenty years to support research on environmental exposures in Salinas Valley children. Due to budget constraints, CHAMACOS seeks to relocate

from its trailer located on the Natividad campus. Natividad proposes a month-to-month license agreement for new space at 1326 Natividad Road, Unit A3, where CHAMACOS will continue its critical research and community health work.

DISCUSSION:

Natividad has maintained a long-standing relationship, spanning over twenty years, with the Center for the Health Assessment of Mothers and Children of Salinas (CHAMACOS), a research initiative affiliated with the University of California, Berkeley. CHAMACOS is home to the longest-running longitudinal birth cohort study on pesticide and environmental exposures among children in a farmworker community.

In 1999, CHAMACOS enrolled pregnant women living in the Salinas Valley and has since followed these families for decades. The study tracks environmental exposures, such as, pesticides and other chemicals and assesses children's growth, health, and development every one to two years. In 2010, nine-year-old children from the original cohort were re-enrolled and will continue to be followed into adulthood.

The CHAMACOS study has led to numerous peer-reviewed publications in leading medical and scientific journals, significantly advancing our understanding of environmental exposures and their impact on community health.

CHAMACOS has played a vital role in supporting and empowering the Salinas Valley community. Key initiatives include:

- **Environmental Health Education:** In collaboration with California State University, Monterey Bay and funded by the National Institutes of Health, CHAMACOS educated local elementary, middle, and high school science teachers on environmental health issues. They also supported teachers in developing engaging curricula and student activities.
- **Air Quality Monitoring:** CHAMACOS installed purple air monitors across the Salinas Valley to track and report on outdoor air quality.
- **Health Screenings:** The program provided personalized blood test results to participants, alerting them to health risks such as elevated cholesterol or diabetes. For some individuals, this was their only form of health screening, linking them to essential clinical care.
- **Farmworker Outreach:** CHAMACOS has educated more than 40,000 farmworkers on how to reduce personal and family exposure to pesticides.
- **Youth Engagement:** The CHAMACOS Youth Council empowered local high school students with hands-on research experience, helping them analyze data, share findings with the community, and advocate for policy changes at the state level.

Since the study's inception, CHAMACOS has operated from a portable trailer on Natividad's campus, paying nominal rent to the County of Monterey for the use of the land. Recently, due to budget constraints, CHAMACOS approached Natividad Medical Center to request support in identifying a new location on campus, as they can no longer afford the trailer rental fees.

Natividad Medical Center proposes to enter into a month-to-month license agreement for \$500 per month for space located at the Valle Verde Medical Condominium Complex 1326 Natividad Road, Unit A3 in Salinas, CA. The designated space that is approximately 766 square feet will be used by CHAMACOS to continue follow-up activities with cohort participants. This includes conducting interviews and performing limited clinical assessments such as laboratory testing.

Government Code Section 25526.6 provides that the Board may authorize a County officer to convey an interest in real property to a public agency upon a finding that the conveyance of said interest is in the public interest and will not substantially conflict or interfere with the use of the property by the County.

Government Code Section 25526.6 states,

Notwithstanding any other provision of law, the board may grant or otherwise convey, or by ordinance, may authorize such county officer or officers as are deemed appropriate, to grant or otherwise convey an easement, license, or permit for use of any real property of the county to the state, or to any county, city, district, or public agency or corporation, or to any public utility corporation in the manner and upon the terms and conditions as the board or authorized county officer determines or prescribes, upon a finding by the board or authorized county officer that the conveyance is in the public interest and that the interest in land conveyed will not substantially conflict or interfere with the use of the property by the county.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved the License Agreement as to form and legality. County-Auditor Controller has reviewed and approved as to financial provisions. On November 10, 2025, the License Agreement was reviewed and approved by NMC's Finance Committee and by its Board of Trustees for consideration and approval by the Board of Supervisors.

FINANCING:

There is no anticipated fiscal impact to the General Fund resulting from approval of this License Agreement. The anticipated \$500 rent payments received on a month-to-month basis will be deposited as revenue in accounting string: 451-9600-8142-4675.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

This action supports the Board of Supervisors' Strategic Plan goals for well-being and quality of life, sustainable infrastructure for the present and future, and safe and resilient communities by promoting the maintenance, sustainability, and responsible use of County facilities to support community-based research, education, and public health in Monterey County.

- x Well-Being and Quality of Life
- x Sustainable Infrastructure for the Present and Future
- x Safe and Resilient Communities
- ___ Diverse and Thriving Economy

Prepared by: Andrea Rosenberg, Chief Ancillary and Support Services Officer, 783-2562

Approved by: Charles R. Harris, M.D., Chief Executive Officer, 783-2553

Attachments:

License Agreement

Resolution