

Attachment C

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Attachment C
County Owned Property with Deferred Maintenance

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*
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 DoI 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
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
5	Sheriff Firing Range	Bitterwater Road	King City	D3	19.0	0	0	No		1960	Critical/Failure - 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

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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 DoI standards.
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
10	Former Printing Services	1220 Natividad Road	Salinas	D1	1.3	3,500	1	No		1959	Critical/Failure - Obsolete & Safety
11	Old Juvenile Hall	1352 Natividad Road	Salinas	D1	0.5	3,700	1	No		1930s	Critical/Failure - Obsolete & Safety

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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 it useful life

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Line #	Property Name	Required Work for Reuse	DRAFT 2025 Facility Master Plan Use	Current Plans or Work	2024 and Proposed Tenants or Uses	Availability	Notes	Potential County Reuse
1	Ammunition Supply Point		None identified		Contracts & Purchasing District Attorney Sheriff	In Use (partial)	Bunkers - 42% Vacant Warehouse - 52% Vacant	None identified
2	East Garrison Historic District		Future use included in E.G. DDA	Successor Agency is preparing revised master plan for Historic District. This will help determine status of buildings and whether they will be demolished.	Vacant	Unknown		Future uses included in E.G. DDA
3	Firing Range & Marshal Station	Clean up of existing environmental contamination.	None identified, but identified as "development" in Fort Ord HMP.	US EPA is performing technical evaluation of environmental remediation requirements.	Vacant	Unknown		Parcel is identified as "development" in HMP.
4	King City Yard	Clean up of existing environmental contamination.	Animal Services Affordable Housing	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 in- fill housing.
5	Sheriff Firing Range	Clean up of existing environmental contamination.	None identified		Vacant	Unknown		None identified
6	Porter-Vallejo Mansion	Completion of flood restoration will make first floor usable. Other floors need to be made accessible.	Flexible meeting and training space	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

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7	Old County Jail	Complete renovation of front administration wing. Demolition of jail block building.	Museum or public space	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
8	Old County "Farm"		Future Health Use	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.
9	Former County Hospital	Complete renovation or demolition / reconstruction	Under separate master plan	NMC is evaluating as part of NMC Master Plan	Vacant	Unknown		
10	Former Printing Services	Complete renovation or demolition / reconstruction	Possible lease to raise capital for housing trust fund.		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.
11	Old Juvenile Hall	Partial demolition and complete renovation	Family Justice Center		Vacant	Immediate	Project would undergo historic restoration and possible EIR/CEQA Process.	Youth Center relocation District Attorney Health Dept.

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12	Laurel Yard	Reconfiguration of users may yield more efficient uses and development opportunities. Reconfiguration could require demolition of existing buildings and construction of replacement buildings.	Eden Housing Senior Housing Recuperative Care Center 9-ac. hold for future use		<i>Bike/Skate Park</i> - 2% <i>Eden Housing</i> - 6% Fleet Management - 2% <i>HACM Sr. Housing</i> - 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.

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Line #	Property Name	Require CDBG County / City Agreement	CDBG Blight Type	CDBG Redevelopment Required	Potential CDBG Issues
1	Ammunition Supply Point	No	Area or Spot	No	May not qualify as blighted, outside urbanized area.
2	East Garrison Historic District	No	Area or Spot	No, but best practice would be redevelopment consistent with community plan.	CDBG cannot replace any required developer or successor agency contributions but can supplement them if additional funding is required.
3	Firing Range & Marshal Station	No	Spot	No	
4	King City Yard	Yes	Spot	No, but best practice would be redevelopment consistent with community plan.	Documenting proportional benefit.
5	Sheriff Firing Range	No	Spot	No	May not qualify as blighted, outside urbanized area.
6	Porter-Vallejo Mansion	No	Spot	No	

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8	Old County "Farm"	Yes	Spot	No	Documenting proportional benefit.
9	Former County Hospital	Yes	Spot	No	Documenting proportional benefit.
10	Former Printing Services	Yes	Spot	No	Documenting proportional benefit.
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