

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION DECLARING PROPERTY OWNED BY THE CITY OF SALINAS AND LOCATED AT 342 FRONT STREET AND 323 CALIFORNIA STREET IN THE CITY OF SALINAS, COUNTY OF MONTEREY, TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221 AND NOT NECESSARY FOR THE CITY'S USE AND AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH MONTEREY COUNTY OFFICE OF EDUCATION, EARLY LEARNING PROGRAM FOR 342 FRONT STREET AND 323 CALIFORNIA STREET

WHEREAS, the Surplus Land Act, codified at Government Code section 54220 *et seq.* ("Surplus Land Act") requires the City of Salinas to formally declare City-owned properties as "surplus land" or "exempt surplus land" prior to taking actions to dispose of such properties; and

WHEREAS, the City of Salinas ("City") is the owner of real property located at 342 Front Street and 323 California Street in the city of Salinas, County of Monterey, State of California, more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Properties"); and

WHEREAS, the property located at 342 Front Street (APN 002-213-028-000) is approximately 46,625 square feet in size (inclusive of a building consisting of approximately 12,786 square feet, and other improvements) and the property located at 323 California Street (APN 002-213-028-000) is approximately 6,500 square feet in size (consisting of an improved parking lot); and

WHEREAS, the Properties proposed to be sold to the Monterey County Office of Education, Early Learning Program ("MCOE") pursuant to Government Code section 54221(f)(1)(D) as "Surplus land that a local agency is transferring to another local, state, or federal agency...for the receiving agency's use"; and

WHEREAS, the City Council finds and determines that (1) the Properties are no longer necessary for City purposes; (2) the Properties have been leased to MCOE since February 11, 2003 and MCOE has continuously occupied and used the Properties since that time; and (3) that MCOE is a governmental agency and, consequently, the Properties may be directly sold by the City to MCOE pursuant to Salinas Municipal Code section 12-11; and

WHEREAS, the City Council desires to declare that the Properties are exempt surplus land; and

WHEREAS, the Staff Report presented to the City Council on September 23, 2025, together with this Resolution, contain the factual background and supporting information upon which the declaration and findings set forth herein are based; and

WHEREAS, the City Council finds that the proposed transfer of the Properties to MCOE and the City Council's declaration of the Properties as exempt surplus land pursuant to the Surplus Land Act (Government Code section 54220 *et seq.*) is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15060(c)(3), because neither action is a project as defined by CEQA Guidelines section 15378. Furthermore, approval of this Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF SALINAS as follows:

Section 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council finds that the Properties are not necessary for the City's use.

Section 3. The City Council hereby declares that the Properties are exempt surplus land pursuant to Government Code section 54221(f)(1)(D) because it is surplus land that the City is transferring to another local, state, or federal agency for the receiving agency's use.

Section 4. The Mayor of Salinas is hereby authorized to execute a Purchase and Sale Agreement to transfer the Properties to MCOE, in the form approved by the City Attorney, no less than thirty (30) days following the City's submission of this Resolution (Notice of Exemption Determination) to the State of California's Department of Housing and Community Development, per HCD Guidelines.

Section 5. The City Manager, the City Attorney, and their designees are hereby authorized and directed to take whatever additional actions as may be necessary or proper to effectuate the intent of this Resolution, including disposition of the Properties as provided herein, and any such actions previously taken are hereby ratified and confirmed.

Section 6. If any section, subsection, paragraph, sentence, clause, or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the remaining portions of this Resolution.

Section 7. This Resolution shall take effect immediately upon its approval by the City Council.

PASSED AND APPROVED this 23rd day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Barajas, City Clerk

Attachment: Exhibit A