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

A RESOLUTION APPROVING AN AGRICULTURAL GROUND LEASE FOR 12.2 ACRES BETWEEN HARTNELL COMMUNITY COLLEGE DISTRICT AND THE CITY OF SALINAS AT THE SALINAS MUNICIPAL AIRPORT

WHEREAS, the City of Salinas is the owner of 12.2 acres of real property located at 30 Mortensen, Salinas, CA, 93905, as depicted in Exhibit B – Property Map of the Ground Lease (the "Property"), and

WHEREAS, by way of Resolution 9227, Hartnell Community College District (HCCD) entered into a Ground Lease for the Property in 1976 ("Ground Lease", "Lease"); and

WHEREAS, HCCD and the City extended the Ground Lease in subsequent years following the execution of the 1976 lease; and

WHEREAS, HCCD's lease expired on June 30, 2021, and

WHEREAS, the Lease provides hold-over terms following the expiration of the Lease; and

WHEREAS, HCCD desires to lease the Property from the City of Salinas effective December 1, 20201; and

WHEREAS, the City desires to enter into a Ground Lease for the Property with HCCD for the term hereinafter provided and HCCD desires to accept such Facility Lease upon the terms and subject to the conditions contained herein; and

WHEREAS, on August 5, 2021 the Airport Commission recommended the Salinas City Council approve the attached Ground Lease for the Property, between HCCD and the City of Salinas at the Salinas Municipal Airport; and

WHEREAS, it has been determined the Property is not needed to meet the aeronautical demand for the term of the Lease, and the uses do not conflict with the safe operating of the airport, and do not place vulnerable populations at risk from aircraft; and

WHEREAS, on September 28, 2021, the Salinas City Council adopted Resolution 22219 declaring the parcel of land containing the Property to be Exempt Surplus Land as defined in Government Code Section 54221; and

WHEREAS, Salinas Municipal Code Section 37-10.070 allows the City Council to allow land owned or leased by the City of Salinas to be used in a manner that it finds to be proper and in the public interest; and

WHEREAS, Salinas Municipal Code Section 12-13 allows the City Council to approve

the leasing of any City-owned real property if the Council determines that the real property interest leased will not be necessary for municipal purposes during the term of the lease.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby finds and determines that the above recitals and accompanying Staff Report are true and correct and have served as the basis, in part, for the actions of the City Council set forth below; and

BE IT FURTHER RESOLVED THAT the City Council hereby finds that the use of the property in accordance with the terms of the Lease is proper and in the public interest; and

BE IT FURTHER RESOLVED THAT the City Council hereby determines that the real property interest conveyed by the Lease will not be necessary for municipal purposes during the term of the Lease; and

BE IT FURTHER RESOLVED that the Mayor of Salinas be and is hereby authorized and directed, for and on behalf of the City of Salinas to execute the attached Ground Lease agreement between the City of Salinas, a municipal corporation, and HCCD; and

BE IT FURTHER RESOLVED THAT the Salinas City Council hereby determines that the real property interest conveyed by the Facility Lease will not be necessary for municipal purposes during the term of the Facility Lease; and

BE IT FURTHER RESOLVED THAT the Salinas City Council hereby determines that the proposed Ground Lease is Categorically Exempt pursuant to Public Resources Code 15301, as the Facility Lease does not propose any change of use or expansion of any existing use; and

BE IT FURTHER RESOLVED that the Salinas City Council authorizes the City Manager or their designee to take such other actions necessary to execute such other documents as are appropriate to effectuate the intent of this Resolution.

PASSED AND APPROVED this 12th day of October 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

          APPROVED:

          _____
          Kimbley Craig, Mayor

ATTEST:

_____
Patricia M. Barajas, City Clerk