



CONVEYANCE OF ENSEN PARK (CARR LAKE PARK PROJECT) FROM BIG SUR LAND TRUST TO THE CITY OF SALINAS

February 25, 2025

Salinas City Council

Executive Summary



- Since approximately 2008, the City and Big Sur Land Trust (BSLT) have been working toward the development of a park and open space area at Carr Lake.
- City Council authorized an MOU with BSLT for long-term management of the park (March 2022).
- Ensen Park is to be transferred to City to own and maintain.

Carr Lake Property

- Phase 1 conveyance: 6-acre neighborhood park, "Front House," and water well
- Phase 1 property must be conveyed by March 2025 and open to the public by summer 2025
- Phase 2 restoration of 67 acres to begin spring 2025 and be open to the public by spring 2026

Ensen Park Design



Phase 1: Neighborhood Park

Phase 2: Restoration Area



Conveyance Terms and Conditions

City Obligations:

- Operation and maintenance of park.
- Permanently deed restrict Front House for use as moderate/ workforce affordable housing.
- Assume the residential lease with the current tenant.
- Restrict the use of the Back House to park related uses.

BSLT Obligations:

- Transfer the property for zero (\$0) dollars
- Complete both Phase 1 and 2 improvements

BSLT - Retained Rights:

- Access to park during Phase 2 while undertaking restoration improvements
- Hold BSLT events up to 4 times per year at Ensen Park upon coordination with and prior approval of City
- Certain Naming Rights
- Install murals or art installations

LCS Commission Recommendation

On January 8, 2025, the Library and Community Services (LCS) Commission voted unanimously to recommend to the City Council that it approve the conveyance agreement between the City of Salinas and BSLT.



General Plan Consistency Analysis



- The conveyance aligns with the 2002 Salinas General Plan (designates Carr Lake as a “Park”)
- Acquisition addresses the City’s park acreage shortfall, includes park in future planning
- Project offers environmental benefits—Improved water quality and climate change mitigation
- Park will meet the following General Plan Goals and Policies:
 - Goal COS-7
 - Policy COS-7.1
 - Policy COS-7.2
 - Policy COS-7.3

CEQA Compliance

Not a Project.

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Environmental impacts of the Carr Lake Park Project were analyzed in accordance with CEQA. An Initial Study and Mitigated Negative Declaration (ISMND) adopted by the City Council on September 14, 2021, found that with the adopted Mitigation Measures, the Project will not have a significant effect on the environment.

Recommended Motion

Motion to approve a Resolution authorizing the Mayor to execute a Conveyance Agreement between the Big Sur Land Trust and the City of Salinas to transfer approximately 73 acres identified as the Carr Lake Park Project/Ensen Park for the purpose of public park use and management.



Questions?

For more information, contact Community Development and Library and Community Services Departments

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