



**CITY OF SALINAS  
COUNCIL STAFF REPORT**

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**DATE: JUNE 11, 2024**  
**DEPARTMENT: PUBLIC WORKS DEPARTMENT**  
**FROM: DAVID JACOBS, DIRECTOR**  
**BY: ADRIANA ROBLES, CITY ENGINEER**  
**TITLE: PUBLIC UTILITY EASEMENT AT 791 WORK STREET**

**RECOMMENDED MOTION:**

A motion to approve a Resolution accepting a Public Utility Easement described in the Grant Deed for a portion of Lot 15 of the “Ottone Business Park No. 2” filed for record in Volume 20 of Cities and Towns at page 28 (791 Work Street, Tract No. 1328).

**EXECUTIVE SUMMARY:**

The Ottone Business Park No. 2 tract map (map) was approved by the City Council in September 1999. The map created a twenty-foot radius return at the northeast corner of Work Street and Elvee Drive intersection property lines, with a 10-foot public utility easement behind it at Lot 15. In 2015, the Sanborn Road/Elvee Drive/Route 101 Improvements Project modified the roadway improvements to create a seventy-foot curb return at the northeast corner of Work Street and Elvee Drive. Prior to construction of the improvements, additional right-of-way was dedicated.

Following the development of Lot 15, the property owner seeks to dedicate a public utility easement that aligns with the adjusted right of way.

**BACKGROUND:**

The Ottone Business Park No. 2 tract map was approved by the City Council on September 14, 1999, and recorded with the County of Monterey in Volume 20 of Cities and Towns at page 28. The map created a twenty-foot radius return at the northeast corner of Work Street and Elvee Drive intersection property lines, with a 10-foot public utility easement behind it, consistent with City’s Subdivision Ordinance (Chapter 30 of City of Salinas Municipal Code).

Elvee Drive was not a through street north of Work Street at the time the street improvements were constructed in 2000. In 2015, the Sanborn Road/Elvee Drive/Route 101 Improvements Project (CIP 9117) constructed a bridge over Elvee Drive connecting the north and south segments of the roadway. The project also modified the roadway improvements at Work Street and Elvee Drive to create a seventy-foot curb return at the northeast corner of Work Street and Elvee Drive. This design would place the improvements within a portion of Lot 15. Considering this, the City

obtained additional right-of-way from the Lot 15 property owner through a grant deed recorded as Document No. 2014035018.

In 2020, the property owner of Lot 15 obtained a conditional use permit (CUP2019-015) for the development of a warehousing and storage facility. As a condition of approval, the owner was required to dedicate sufficient property to create a ten-foot sidewalk schedule (the distance between the curb face and the property line). Additional right-of-way was not required, but a ten-foot-wide public utility easement for the property to be consistent with the recorded map. Attachment 1 provides the grant deed, legal description, and plat of the proposed public utility easement.

CEQA CONSIDERATION:

**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).

STRATEGIC PLAN INITIATIVE:

This action aligns with the City Council's goal of Effective and Culturally Responsive Government.

DEPARTMENTAL COORDINATION:

Conditional use permits and building permits are issued by Community Development Department. Development is reviewed by the Development Engineering division of Public Works for both development and building permits.

FISCAL AND SUSTAINABILITY IMPACT:

Accepting the PUE described in the Grant Deed will have no fiscal impact upon the City.

ATTACHMENTS:

Resolution  
Grant Deed – Attachment 1