



**CITY OF SALINAS  
COUNCIL STAFF REPORT**

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**DATE:** FEBRUARY 15, 2022  
**DEPARTMENT:** OFFICE OF THE CITY MANAGER  
**FROM:** ANDREW MYRICK, SR ECONOMIC DEVELOPMENT MGR  
**TITLE:** ACQUISTION OF REAL PROPERTY – 901 CIRCLE DRIVE

RECOMMENDED MOTION:

A motion to approve the attached Resolution to acquire the 3.16-acre parcel of land located at 901 Circle Drive.

RECOMMENDATION:

Staff recommends that the City Council approve the attached Resolution.

BACKGROUND:

901 Circle Drive (Assessor’s Parcel Number [APN] 004-605-016-000) (the “Property”) is an approximately 3.16-acre parcel of land. It is a long, narrow parcel with steep topography located between two residential subdivisions to its east and west. It is bordered on the south by Circle Drive and on the north by a vacant City-owned parcel at 810 North Madeira Avenue. An Aerial photograph showing the Property and surrounding area is attached. The Property is owned by Circle Drive Estates.

In 1991 the City Council approved Planned Unit Development Permit (PUD) 90-3, allowing Circle Drive Estates to construct 29 single-family homes on Circle Place just southeast of the Property. Construction of these homes was completed shortly thereafter. The PUD required Circle Drive Estates to dedicate the Property to the City to serve as open space. For unknown reasons, this dedication did not occur. The attached Transfer Agreement would transfer ownership of the Property to the City.

The owner of the Property wishes to complete the transfer of ownership of the Property to the City. Further, City staff sees a potential use for the Property, possibly as part of a future greenway connecting Cesar Chavez and Natividad Creek parks or some other public use. There would be no cost to the City except to pay half of the closing costs of the transaction (estimated to be \$210). City staff has verified that all property taxes have been paid and no active liens have been discovered by the Title Company. City staff has not performed any analysis to search for hazardous materials on the property and has not performed a survey of the site; however, given the time and costs associated with such analyses, staff does not recommend taking these actions,

as there is no record of any historical use of the Property that would result in contamination and precise boundaries of the Property may be determined at a later date if deemed necessary.

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). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed action consists only of the acquisition of the Property, and no action regarding the use of the land is contemplated at this time. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

The proposed acquisition relates to the City’s goal of Investment Strategies by acquiring a parcel of land which could potentially be used for public benefit.

DEPARTMENTAL COORDINATION:

The Economic Development Division has worked with the Community Development, Public Works, Library and Community Services, and Legal Departments in the development of this item.

FISCAL AND SUSTAINABILITY IMPACT:

There is only a very minor fiscal impact associated with the acquisition of the property. Following the acquisition, the City will assume responsibility for ongoing property maintenance costs. Generally, this will consist of normal maintenance activities that would be expected of the owner of a parcel of land; in this case, this will likely include items such as vegetation management and the need to monitor and relocate persons illegally camping/residing on the property. The annual costs of this maintenance will vary depending on the level and type of maintenance and/or enforcement actions performed on the property. Property taxes will initially be approximately \$45 per year.

ATTACHMENTS:

Aerial Photograph of Property and Surrounding Area

Proposed RESOLUTION, including the following Exhibit:

Exhibit “A” – Transfer Agreement, including the following Exhibits:

Exhibit “A” – Legal Description

Exhibit “B” – Grant Deed

## **Aerial Photograph of Property and Surrounding Area**

