



# STAFF REPORT – CITY COUNCIL MEETING

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July 17, 2024

**TO:** Honorable Mayor and City Council Members

**FROM:** Karen T. Diemer, City Manager

**PREPARER:** Karen T. Diemer, City Manager

**DATE:** July 10, 2024

**TITLE:** **Authorize the City Manager to Enter into Real Property Negotiations for a Portion of Assessor's Parcel No. 507-362-055.**

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## **RECOMMENDATION:**

It is recommended that the Council authorize the City Manager to enter into real property negotiations to explore ownership opportunities for a portion of Assessor's Parcel No. 507-362-055.

## **INTRODUCTION:**

The City has a long-term interest in adding community facility space in the Valley West neighborhood. To that end, the City obtained a planning grant (expected to start this Fall) to work with the community on defining the current and future needs and to identify the criteria needed in a facility to meet the identified needs. This parcel encompasses 2.43 acres between Valley West and Valley East Boulevard. While the parcel is not currently on the market, it is one of several potential sites still vacant in this region and staff is requesting authorization to explore opportunities for the City to retain ownership of or access to a portion of this parcel to support community programs in this neighborhood.

## **ENVIRONMENTAL REVIEW (CEQA):**

This action is to authorize negotiations for a property that would be considered for a mixed-use project that would include a neighborhood center, housing, and potentially other City services. Negotiation does not have the potential to affect the environment. Therefore, the common sense exemption applies (CEQA Guidelines Sec. 15061(b)(3)). While the project description of the potential future project is speculative, the project as envisioned to date would qualify for an infill exemption (CEQA Guidelines Sec. 15332). If at a later point, a purchase and sale agreement is being considered, a CEQA determination would need to be made regarding the property purchase once the project parameters are known.

## **BUDGET/FISCAL IMPACT:**

There is no fiscal impact specifically derived from this action. Should this or other sites be considered long-term to meet this need, a full fiscal analysis will be provided.