



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL:

Ken Stripling

DATE: June 14, 2016

SUBJECT: PRESERVATION OF 13.63 +/- ACRES OF REAL PROPERTY IN LOS ANGELES COUNTY, ASSESSORS PARCELS NO. 3210-013-042

DEPARTMENT: Parks Recreation and Community Services

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council:

1. Approve the purchase of 13.63+/- acres of real property contiguous to City-owned CEMEX property for open space preservation in the Eastern Greenbelt, Assessor's Parcel Number 3210-013-042 at a total cost of \$68,520, which includes property purchase price, escrow, title, appraisal fees, due diligence costs, and payment of annual property taxes.
2. Appropriate \$67,520 from the Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5201.004.
3. Appropriate \$1,000 as an on-going annual expenditure from Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5185.003 for the payment of annual property taxes.
4. Authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.

BACKGROUND

The subject property is located in the Soledad Canyon area and is adjacent to the City-owned CEMEX property. This property is part of the Conservation Area Protection Plan (CAPP) which recognizes this wildlife corridor as a critical missing linkage in the Angeles National Forest.

In 2013, the property owner contacted City staff about selling vacant property adjacent to the City-owned CEMEX property. An agreement was not reached on the cost per acre at that point, negotiations stalled, and a transaction was not completed. In March 2016, City staff was

contacted by the realtor representing the owner of the property to determine if the City might still be interested in acquiring the property for open space preservation.

The purchase price of the property is \$54,520. Closing costs, which include escrow, title, appraisal fees, and due diligence costs are estimated at \$13,000, for a total cost and appropriation of \$67,520. An ongoing appropriation of \$1,000 annually is necessary for payment of property taxes since the property is outside of the City boundary.

This acquisition is in compliance with the mission of the Open Space Preservation District. It has been reviewed pursuant to the California Environmental Quality Act (CEQA) and is exempt under CEQA guidelines Section 15313, Class 13, as an acquisition for conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space and existing natural conditions. Any subsequent or proposed changes in the use or condition of the property will be subject to CEQA guidelines.

ALTERNATIVE ACTION

1. Direct staff to cease purchase of the property.
2. Other action as determined by the City Council.

FISCAL IMPACT

The total costs associated with the property acquisition are estimated at \$67,520. Upon City Council approval of the Recommended Action, funds will be available in Expenditure Accounts 12592-5201.004 and 12592-5185.003 to complete the transaction and pay for property taxes on an annual basis.

ATTACHMENTS

Property Location Map