

**CITY OF YUCAIPA
AGENDA REPORT**

TO: Honorable Mayor and City Council

FROM: Paul Toomey, Director of Community Development
Fermin Preciado, City Engineer

FOR: City Council Meeting of March 14, 2016

SUBJECT: Acquisition of Property – 8.73 acre Parcel Southeast Corner Oak Glen Road and Avenue E (Portion of APN 0318-061-25).

RECOMMENDATION:

That the City Council:

1. Approve the acquisition of an approximately 8.73-acre property located at the southeast corner of Oak Glen Road and Avenue E for an amount not to exceed \$75,000.00; and
2. Approve the amount of up to \$7,500 for the acquisition costs of the property and for closing costs, and other miscellaneous costs associated with the acquisition of the property; and
3. Amend the FY2015/2016 CIP by allocating the amount of \$40,000 in Unallocated Drainage Facilities Fee Funds and the amount of \$50,900 in unallocated General Fund One-Time Capital funds to the Dunlap Park Property Land Acquisition Project as a loan to the Drainage Facilities Fee Account; and
4. Authorize the City Manager to undertake the necessary actions to execute the Purchase and Sale Agreement and other documents necessary to complete the acquisition process; and
5. Update the Parks Master Plan to change the definition of the Dunlap Park to include a cultural center and to reflect the addition of the ~~7.83~~ 8.73-acre property to the Dunlap Park project; and
6. Direct staff as appropriate with regard to the design features of a potential cultural center/park on the ~~7.83~~ 8.73-acre property.

BACKGROUND:

On July 3, 2013, the City of Yucaipa was awarded \$300,000 from the National Park Service – Land and Water Conservation Fund Grant Program to acquire 5.1 acres of a 49.45-acre parcel of land located generally on the southwest corner of Oak Glen Road and Avenue E (a portion of APN 0318-061-25) for future development of a park.

DISCUSSION:

The overall property is approximately 49.45 acres in size and is located on the east side of Oak Glen Road, except for the approximately 5.1 acres situated on the west side of Oak Glen Road. The property is divided into three separate areas that are physically divided by existing public right of way (Oak Glen Road), flood control channel (Chicken Springs Wash), and different zoning classifications. The zoning classification (Land Use Designation) for the 5.1 acre parcel is Institutional. The subject parcel is bounded by Oak Glen Road on the west, Avenue E on the north, and Chicken Springs Wash on the east and south, and has a Land Use Designation of Open Space.

Included in the purchase of the 5.78 acres is the Chicken Springs Wash drainage course, resulting in a total land area of 8.73 acres. Currently, Chicken Springs Wash is an unimproved drainage course and, with the development of the upstream detention basin, will need limited improvements. The actual scope of the drainage channel improvements will be determined in conjunction with the upstream detention basin project design.

A cultural resources assessment performed on the subject property indicated that a number of prehistoric and historic artifacts were found. With the potential Native American archeological and cultural significance of the site and surrounding area, the development of a cultural center/park may be considered an appropriate future land use. Based on the criteria established by the National Park Service, the site appears to be potentially eligible for inclusion in the National Register of Historical Places (NRHP).

Currently designated as Open Space, it is identified as Institutional as part of the current General Plan update. The Institutional Land Use Designation allows land uses such as public and quasi-public facilities to be established on the property. A cultural center and/or park land use is consistent with the Institutional Land Use Designation. Should a cultural center that potentially focuses on the City's Native American history and pre-history (the period of time before written records) be considered an appropriate facility at this location, staff is recommending that the Parks Master Plan be amended to reflect the expansion of the Dunlap Park site. Staff would also seek direction from Council with regard to the design features included in a potential cultural center facility.

The subject 8.73-acre property acquisition occurs with the execution of a Purchase and Sale (PSA) agreement (attached) between the sellers, Overland Land Fund Eight, LLC, and the City. The purchase price is \$75,000 and the escrow period is sixty (60) days. The sale of the 5.1-acre parcel is contingent upon the sale of the 8.73-acre parcel. Water and sewer utilities will need to be extended to serve the subject property as part of the development of the park facility. Included in the PSA is a condition that the City cooperates with the Seller and the utility

purveyors in their efforts to increase the utility service capacities for the Seller’s remainder parcel.

A number of studies and site evaluations have been completed for the 8.73-acre property including an appraisal, the Native American Consultation through the State Historic Preservation Officer, and a Phase I Assessment. No additional studies are anticipated to be necessary to complete the property sale process.

FISCAL IMPACT:

The following itemizes the total estimated costs to acquire the 8.73-acre property:

Property Cost	\$75,000
Closing Costs/Escrow	7,500
<u>Administration Costs/Staff Time</u>	<u>8,400</u>
Total Estimated Cost	\$90,900

Staff recommends that City Council amend the FY2015/2016 CIP by allocating the amount of \$40,000 in Unallocated Drainage Facilities Fee Funds and the amount of \$50,900 in unallocated General Fund One-Time Capital funds as a loan to the Drainage Facility Fee Account to the Dunlap Park Property Land Acquisition Project. The current estimated balance in the Unallocated Drainage Facility Fee Fund account is \$40,000. Allocating the amount of \$40,000 to the project will leave a balance of \$0. The current estimated balance in the General Fund One-Time Capital account is \$190,034.40. Allocating the amount of \$50,900 to the project will leave a remaining balance of \$139,134.40.

CONCLUSION:

That the City Council approve the acquisition of an approximately ~~7.83~~ 8.73-acre property located at the southeast corner of Oak Glen Road and Avenue E for an amount not to exceed \$75,000.00; and approve the amount of up to \$7,500 for the acquisition costs of the property and for closing costs, and other miscellaneous costs associated with the acquisition of the property; and authorize the City Manager to undertake the necessary actions to execute the Purchase and Sale Agreement and other documents necessary to complete the acquisition process.

Additionally, it is recommended that City Council update the Parks Master Plan to change the definition of the Dunlap Park to include a cultural center and to reflect the addition of the ~~7.83~~ 8.73-acre property to the Dunlap Park project; and direct staff as appropriate with regard to the design features of a potential cultural center/park on the ~~7.83~~ 8.73-acre property.

Attachment: Purchase and Sale Agreement (Executed by Seller)

Approved by: _____