



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Stripling

DATE: November 12, 2019

SUBJECT: ACCEPTANCE OF DONATED REAL PROPERTY OF 54.9 +/- ACRES IN THE CITY OF SANTA CLARITA, LOS ANGELES COUNTY ASSESSORS PARCEL NOS. 2827-051-025, 2827-051-026, 2827-051-027 (PORTION), 2827-051-036 (PORTION), 2827-051-037 (PORTION) AND 2827-051-060 (PORTION)

DEPARTMENT: Recreation and Community Services

PRESENTER: Janine Prado

RECOMMENDED ACTION

City Council:

1. Accept the donation of 54.9 +/- acres of real property for the purpose of public recreational and open space preservation, Assessor's Parcel Numbers 2827-051-025, 2827-051-026, 2827-051-027 (portion), 2827-051-036 (portion), 2827-051-037 (portion), 2827-051-060 (portion).
2. Appropriate \$50,000 from Developer Fees Fund Balance (Fund 306) to T3026306-5161.001 for trailhead improvements.
3. Appropriate \$85,000 for the demolition of the structure on site and \$25,000 for the asbestos removal from Open Space Preservation District Fund Balance (Fund 358) to Expenditure Account 12592-5161.001.
4. Determine that acceptance of the property is exempt from California Environmental Quality Act (CEQA) as a Class 17 and Class 25 exemption.
5. Authorize the City Manager, or designee, to execute all documents, including easements, any certificate of compliance, and lot line adjustment agreements to allow developer to complete project and accept all offers of dedication for the project consistent with the approved development agreement, subject to City Attorney approval.

BACKGROUND

In accordance with Development Agreement 99-002, associated with the Gates King Industrial

Park (Needham Ranch) Project, approximately 207.6 +/- acres of real property will be conveyed to the City of Santa Clarita (City). Needham Ranch Land Company (NRLC) has proposed to donate an additional 54.9 +/- acres of the entitled Needham Ranch Project Phase 3, adjacent to previously conveyed property, which now includes Lot 69.

The property contains an access road and surrounds a water tank owned by the Santa Clarita Valley Water Agency, which will retain easement rights on the property for maintenance access. The property also contains a water well owned by Eternal Valley Memorial Park and a small residential structure that will be vacated upon the City's ownership and demolished thereafter. Prior to demolition, the Santa Clarita Valley Historical Society will assess the site for historical content.

As a result of the donation, development will not occur on Phase 3. The City is currently negotiating with Trammell Crow, the developer of Phase 1 and Phase 2 of Needham Ranch, on which of the conditions of approval that would have been triggered by development of Phase 3 will be applicable to the Phase 2 development.

Development of Phase 2 will require construction of a detention basin and other drainage and grading improvements on a portion of Phase 3. Staff requests that the City Manager be authorized to execute the lot line adjustments and easements needed for that improvement and any associated grading and access.

ENVIRONMENTAL REVIEW

The proposed donation is subject to the California Environmental Quality Act (CEQA). There would be no further impact to the environment as a result of the proposed donation of land previously approved for development under Master Case 99-264 for the Needham Ranch development. Therefore, no further evaluation under CEQA would be required. With that understanding, donation of land as open space is further exempt as a Class 17 and Class 25 exemption under Sections 15317 and 15325 of CEQA as a transfer in ownership for the preservation of land as open space and a Notice of Exemption has been prepared.

ALTERNATIVE ACTION

Other action as determined by the City Council.

FISCAL IMPACT

Upon approval of the recommended action, the budget will be adjusted accordingly.

ATTACHMENTS

Property Location Map