

West Coyote Hills

Purchase and Sale Agreement - Neighborhoods 1 & 3



City Council
December 17, 2019

Purchase and Sale Agreement



- Purchase price:
 - Neighborhood 1 \$7.8 million,
 - Neighborhood 3 \$10.275 million
 - Price determined by Federal Yellow Book Appraisal completed on July 8, 2019
- Escrow will be opened with \$100,000 in grant funding from the Warne Family Foundation grant.
- All open space will be owned by the City in fee with deed restriction protecting the property as park and open space in perpetuity.
- Chevron is required to complete remediation, construction of improvements, fund conservation easement habitat protection
 - Improvements include: trails, interpretive center and key vistas
- Provide the City with the public benefits approved in VTTM Resolution.
 - \$3.84 million maintenance grant
 - Fire brush truck
 - Grants for Library and Laguna Lake Park
 - Re-alignment of adjacent existing trails

Acquisition & Open Space Benefits



- Acquire an additional 24.1 acres of land for a total of 397.8 acres
- Preserve a total of 397.8 acres of land including Ward Nature Preserve
- Provide natural recreation without disturbing the habitat
- Protect and restore urban watershed health, improve watershed storage and greenhouse gas reduction

- On-site Interpretive Center
- Provide environmental education and stewardship
- Protect and restore endangered ecosystems including wildlife corridors



The map illustrates the West Side of Fullerton, highlighting areas for land acquisition. Key features include:

- Open Space A:** 102.3 acres, currently City Owned.
- Open Space B & C:** 180.6 acres, currently City Owned.
- Robert E. Ward Nature Preserve:** 72.3 acres, currently City Owned.
- Neighborhood 1:** 10.4 acres, to be purchased by the City.
- Neighborhood 2:** 13.7 acres, already secured by the City.
- Neighborhood 3:** 13.7 acres, to be purchased by the City.

VTTM	Acres	City Owned	Acres	City to Purchase	Acres	Total Acres	Acres
Open Space A	102.3	Ward Preserve	72.3	Neighborhood 1	10.4	West Side	180.6
Open Space B & C	180.6			Neighborhood 3	13.7	East Side	217.2

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Open Space A	102.3	Ward Preserve	72.3	Neighborhood 1	10.4	West Side	180.6
Open Space B & C	180.6			Neighborhood 3	13.7	East Side	217.2
Neighborhood 2	18.5						
Subtotal	301.4	Subtotal	72.3	Subtotal	24.1	Total	397.8

Budget

Neighborhood 1	\$7,800,000
Neighborhood 3	\$10,275,000
Operations & Acquisition	<u>\$10,374,000</u>
Total	\$28,449,000



Funding Strategies

Funding

Rivers & Mountain Conservancy	\$2,000,000
Warne Family Endowment Fund	\$140,000
CA Natural Resources Agency	\$1,000,000
CA Parks & Recreation	\$500,000
US Fish and Wildlife	\$2,000,000
Wildlife Conservation Board	\$2,809,000
CA State Budget	\$15,000,000
CA Coastal Conservancy	\$4,000,000
<i>S.L. Gimbel Foundation Fund</i>	<u><i>\$1,000,000</i></u>
Total	\$28,449,000

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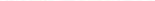
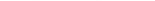
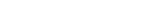
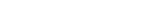
NATURE PRESERVE

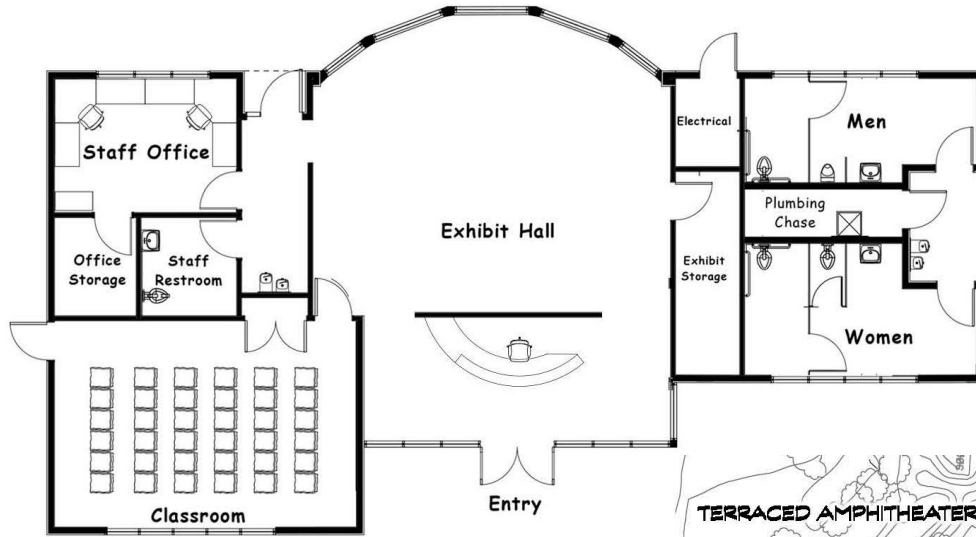
OPEN SPACE AREAS

PRIVATE COMMON AREAS

① NEIGHBORHOOD NUMBER
PER THE SPECIFIC PLAN

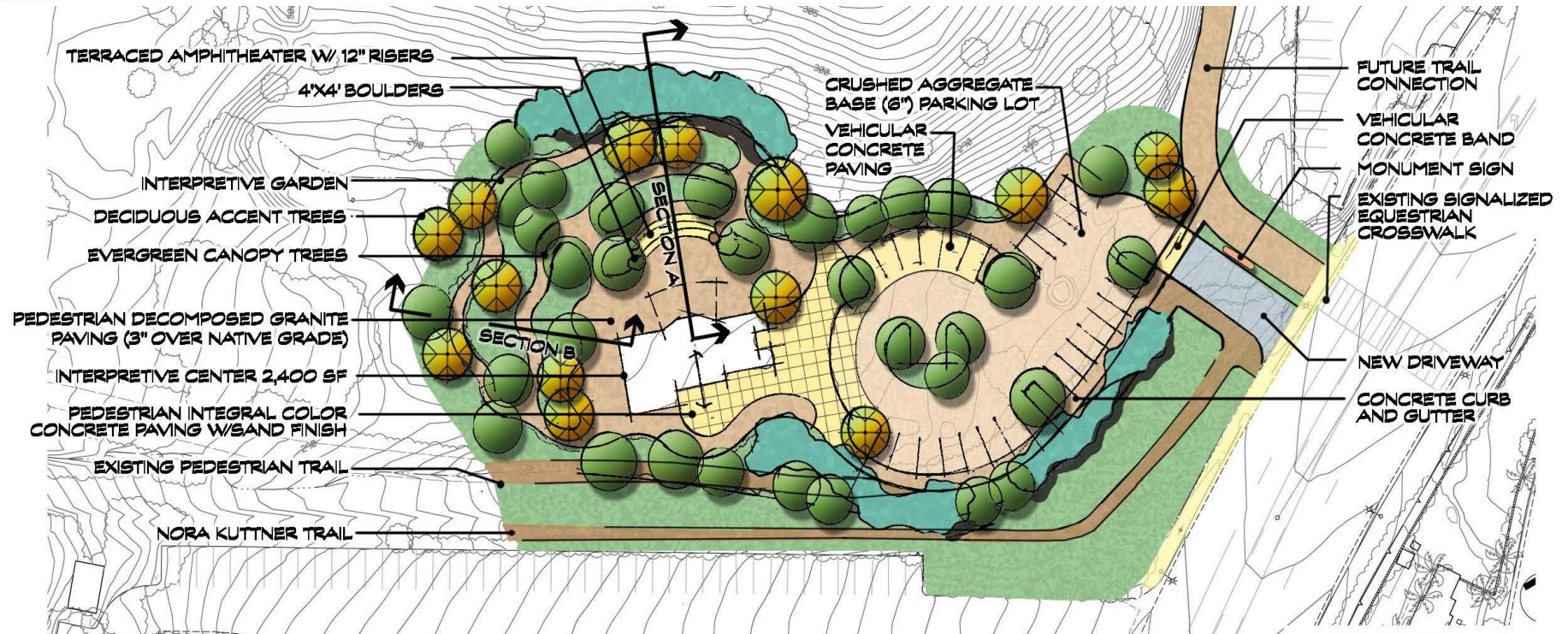


KEY VISTA
 **INITIAL TRAILS**
 **NEIGHBORHOOD TRAIL PHASE 1A**
 **NEIGHBORHOOD TRAIL PHASE 1B**
 **NEIGHBORHOOD TRAIL PHASE 2B**
 **TO BE ABANDONED**
 **NEIGHBORHOOD 1 & 3 BOUNDARIES**

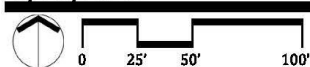


2,400 sf Interpretive Center

West Coyote Hills Interpretive Center



6/25/2019



CONCEPTUAL SITE PLAN - NATURE CENTER

WEST COYOTE HILLS - INITIAL TRAILS

CITY OF FULLERTON, CALIFORNIA