

West Coyote Hills Nature Park History

MP2A for West Coyote Hills was adopted in February of 1977 by the City Council of the City of Fullerton (City). Fullerton Hills Development, Inc. (FHD) and Chevron Land and Development, Inc. (Chevron) were in support of the revised master plan. FHD was formed to acquire 300 acres of land identified as surplus by Chevron. The remainder of the land covered by MP2A, with the exception of the portion owned by the Emery Heirs, is owned by Chevron. In June of 1977, City Council entered into separate agreements with both Chevron and FHD. In these agreements:

Chevron offered to sell to the City 38 acres for park and recreational uses (Nature Park). The land is comprised of two parcels, one of 15 acres (parcel 3) and one of 23 acres (parcel 4). The price per acre for the parcels is \$20,000 per acre delivered free and clear of all oil and gas operations and facilities. The City and Chevron acknowledge that the land values at which the certain parcels are offered to the City are below market value. The offer of sale expires on January 1, 1981, unless extended in writing by Chevron. The earliest the 15-acre parcel may be acquired by the City is 90 days after the City notifies Chevron in writing that it accepts the offer. The earliest the 23-acre parcel may be acquired by the City is June 1, 1979. Should the City accept the offer for the 23-acre parcel, it must allow Chevron 90 days to remove and clear the parcel of all oil and gas facilities after title has transferred.

FHD offered the City an option to purchase 17.7 acres for an addition to the Nature Park. The land may be acquired in two sub-parcels, one of 5 acres (parcel 2) and one of 12.7 acres (parcel 5). The price per acre is \$25,000 per gross acre. The City and FHD acknowledge that the land values at which the certain parcel is offered to the City are below market value. The option to purchase shall commence effective the date of FHD's recordation of the first final tract map within the subject 300 acres and extends until January 1, 1981. The 5-acre sub-parcel may be acquired at any time during the option period. The 12.7-acre sub-parcel may be acquired during the option period after or concurrently with the City's acquisition of title to the entire 38-acre Nature Park.

FHD agreed to deed a 17-acre (parcel 1) addition to the nature park to the City within 30 days of recordation of the parcel map. The deed is to serve as an advance payment of total park fees on the 300 acres (\$400,000). The value would be \$23,529 per acre.

Prior to the June 1977 agreements, in May 1977, the City made application for a matching-funds federal grant from the Land & Water Conservation Fund in anticipation of the ability to purchase the aforementioned parcels. The grant would fund 50% of the total acquisition cost. \$400,000 of the City's remaining \$810,250 share was to be provided by the FHD park fees in the form of the land grant. The City was notified by the State Department of Parks and Recreation that there was concern over the proposed 3-year acquisition schedule. The application was denied in January 1978.

Parcel 1 was acquired by parcel map dedication on December 27, 1977. It is parcel 3 of parcel map 107/20-27. Net acreage is 16.787 acres.

In June 1978, the City re-applied for the matching-funds federal grant from the Land & Water Conservation Fund. The second request eliminated 17 acres that were noted as already purchased. This reflects the deeding of parcel 1 to the City. With the deeding of parcel 1 completed, these funds are no longer available to offset the City's portion of expenses. The re-application was also subsequently denied.

In March 1979, City Council authorized the purchase of parcel 2 at \$25,000 per acre and parcel 3 for \$20,000.

On or about July 10, 1979 the City acquired parcel 2. It is identified as Lot 68, Tract 10227.

In March 1980, City Council authorized the execution of an amendment to the Chevron agreement. The amendment concerned the ongoing operation of several wells on the site, access to the park, dedication of a portion of the Vista Park street system, and opening the park to the public. The City Council also approved the acquisition of the entire 38-acre Nature Park (parcels 3 and 4) at the agreement price of \$20,000 per acre, or \$760,000. According to the City Manager, these funds were currently available in the West Coyote Hills Account.

In March 1981, City Council ratified the escrow instructions and instructed staff to carry through with the acquisition procedures specified in the agreement for parcel 5 at \$25,000 per acre. It is identified as Lot 67, Tract 10227.

In June 1981, City Council directed staff to work with Chevron and FHD to proceed with the acquisition of parcels 3 and 4 under a renegotiated acquisition timetable that would utilize Park Bond and Revenue Sharing funds.

In July 1983, purchase renegotiations resulted in Chevron agreeing to convey 36.678 acres to the City (parcels 3 and 4) at no charge in return for the continued ownership and use of the three wells within the park. The wells were subsequently gifted to the city in 1993.

The following table summarizes the transactions.

West Coyote Hills Nature Park Transaction History							
Parcel	Acreage	APN	Transaction Method	From	To	Cost	Recordation Date
Parcel 1	17	287-081-10 287-081-28	Grant	FHD	City		12/29/77
Parcel 2	5	287-081-37	Sale	FHD	City	\$125,000	7/5/79
Parcels 3 & 4	36.678	287-081-02	Gift	Chevron	City		2/3/84
Parcels 3 & 4 (wells)	1.322	287-081-44 287-081-45 287-081-49	Gift	Chevron	City		4/8/93
Parcel 5	12.7	287-261-07	Sale	FHD	City	\$314,875	4/7/81

The supporting documents for the above transactions are filed in the Office of the City Clerk in file 0902 13 08.