

ORANGE COUNTY PARKS COMMISSION

STAFF REPORT

FROM: Tom Starnes, Director, OC Parks

DATE: March 3, 2022

SUBJECT: Park Abandonment and Conveyance of Park Parcels to City of Lake Forest for Road Improvements

On April 26, 2021, the County of Orange (County) received an offer letter to acquire property at the northeast corner of El Toro Road and Portola Parkway, APN 837-462-01, from the City of Lake Forest (City). The City wanted to acquire the property in order to construct an additional right-hand turn pocket on El Toro Road at Portola Parkway to improve traffic flow. Facility Parcel OS50L-101.02 (see purple hatch area on Location Map) is a vacant 4,087 square foot parcel of land located on the north shoulder of El Toro Road, immediately east of the intersection of El Toro Road and Portola Parkway. Facility Parcel OS50L-101.03 (see orange hatch area on Location Map) is a vacant 3,387 square foot parcel located within the intersection of El Toro Road and Portola Parkway, which should have been granted to the City of Lake Forest as part of the original annexation in 1991. There are currently no recreational amenities existing on either Facility Parcels OS50L-101.02 or OS50L-101.03 (collectively, Park Parcels) and both are included within APN 837-462-01. This offer letter stated that in the event that a voluntary agreement cannot be reached, that the City may consider formal condemnation proceedings through its power of eminent domain.

Running parallel to El Toro Road and outside of the Park Parcels is the Aliso Creek Bikeway, which is a 17-mile regional trail managed by OC Community Resources/OC Parks (OCCR/OC Parks). The Aliso Creek Bikeway connects to various OCCR/OC Parks facilities including Whiting Ranch Wilderness Park, O'Neill Regional Park (via the Live Oak Connector), Aliso and Wood Canyons Wilderness Park, and Laguna Niguel Regional Park. The City's proposed construction of the right-turn pocket will not impact existing recreation access or use on the Aliso Creek Bikeway and the public will still be able to use it during and after construction.

As with most County parkland, these Park Parcels are deed restricted for park purposes; they do not, however, contain recreational amenities. Given the location of these Park Parcels bounded by El Toro Road and Portola Parkway, they are not being used by the public for park purposes and are not appropriate, convenient or necessary for park purposes. It, therefore, may be abandoned pursuant to the County Park Abandonment Law of 1959 (Section 25580, et seq. of the Government Code) and pursuant to Section 2-5-301 "Abandonment" of the County Codified Ordinances.

Should the Board approve this transaction, the County will transfer the aforementioned Park Parcels to the City for which the City will pay the County \$13,500. Property advisors retained by the City prepared the valuation for the portion of County-owned parcel for conveyance and determined the value to be \$13,500. CEO Real Estate reviewed the valuation and agrees with its determined value. The Park Parcels considered for Park

Abandonment directly abuts El Toro Road and have never been used for park purposes. The existing Aliso Creek Bikeway runs parallel along the roadway and serves park and trail purposes.

The County Park Abandonment process requires the item to appear before the Board twice. In the first meeting, the Board establishes its intent to abandon the park property and sets the date for a second meeting at least 60 days later, and requires unanimous acceptance by all members of the Board. During the 60-day continuance, County staff will comply with all posting and publishing requirements mandated by the Park Abandonment process. During the second meeting, the Board will hear any objections by the public and make its final determination regarding abandonment. Approval of the proposed transaction will result in the abandonment of Park Parcels to the City of Lake Forest as shown in Attachment A.

Once the abandonment is complete, CEO Real Estate will process the documentation to complete the land conveyance, namely a Quitclaim Deed from the County to the City for the Park Parcels, attached as Attachment B.

OC Parks and CEO Real Estate have scheduled this item for initial Board consideration on April 12, 2022, with the second meeting date anticipated on June 28, 2022.

RECOMMENDED ACTION(S):




1. Recommend that the Board of Supervisors find that Park Parcels at the intersection of Portola Parkway and El Toro Road are not used by the public for park purposes and are not appropriate, convenient or necessary for park purposes and approve actions related to park abandonment of the Park Parcels.
2. Recommend that the Board of Supervisors authorize actions necessary for County staff to approve and execute all real estate instruments to transfer the Park Parcels to a qualifying public entity for reasonable consideration based on the market value for the property's intended use, subject to the satisfaction of Park Abandonment requirements related thereto.


Tom Starnes

ATTACHMENT(S):

Attachment A – Location Map
Attachment B – Quitclaim Deed



-  Parcel OS50L-101.02
-  Parcel OS50L-101.03
-  Existing Park Parcel OS50L-101

DESIGNED AND PRODUCED BY:
 OCCR
 OC Parks GIS

DATA SOURCE:
 - Geomatics Land Information Systems Division
 - 2021 Eagle Aerial

The County of Orange and OCCR/OC Parks/Survey/GIS/LIS make no representations or warranties regarding the registration or accuracy of the data from which this map was derived. Neither the County nor OCCR/OC Parks/Survey/GIS/LIS shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

DATE: February 09, 2022



0 50 Feet

City of Lake Forest Park Abandonment



**Location
 Map**

**PLEASE RECORD AND WHEN
RECORDED, RETURN TO:**

**City of Lake Forest
Office of the City Clerk
100 Civic Center Drive
Lake Forest, CA 92630**

This document is exempt from recording fees pursuant to Government Code Section §6103 and §27383 and is exempt from payment of documentary transfer tax pursuant to Revenue and Taxation Code Section §11922.

Space above this line for Recorder’s Use Only

Project Location: Incorporated County of Orange
Facility Name: OS50L
Facility/Parcel No.101.02, 101.03

Assessor’s Parcel No.: 837-462-01 (PORTION)

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COUNTY OF ORANGE,
a political subdivision of the State of California
hereinafter referred to as “**County**”

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CITY OF LAKE FOREST,
A CALIFORNIA MUNICIPAL CORPORATION,
hereinafter referred to as “**Grantee,**”

all that certain real property in the incorporated City of Lake Forest, County of Orange, State of California, described in Exhibit A and B and depicted on Exhibit C attached hereto and by this reference incorporated herein (the “**Property**”).

It is understood and agreed by the parties hereto and their successors and assigns that the conveyance is subject to the following terms, conditions, and reservations:

1. The Property is conveyed in an “as is” condition and subject to any and all existing contracts, leases, licenses, permits, easements, encumbrances, and claims of record or apparent or of which Grantee has actual notice which may affect the Property.
2. Nothing contained herein, or in any document related hereto, shall be construed to imply the conveyance to Grantee of rights in the Property which exceed those owned by County, or any representation or warranty, either express or implied, relating to the nature or condition of the Property or County’s interest therein.

IN WITNESS WHEREOF, County has executed this Quitclaim Deed as of the date set forth below.

COUNTY OF ORANGE, a political subdivision of the State of California

Date: _____

By: _____
Chairman of the Board of Supervisors
County of Orange, California

Signed and certified that a copy of this document has been delivered to the Chairwoman of the Board per G.C. Sec. 25103, Resolution- 79-1535.

ATTEST:

Robin Stieler
Clerk of the Board
County of Orange, California

Approved as to Form
Office of the County Counsel
Orange County, California

By: _____
Deputy Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, 20___, before me, _____
, a Notary Public in and for said State, personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

Notary Public in and for said State

EXHIBIT A
Description of the Property

EXHIBIT B
Description of the Property

EXHIBIT C
Depiction of the Property

CERTIFICATE OF ACCEPTANCE

This is to certify that an interest in real property conveyed for fee title purposes dated _____, from the COUNTY OF ORANGE, in favor of the CITY OF LAKE FOREST, A CALIFORNIA MUNICIPAL CORPORATION, is hereby accepted by the undersigned, City Clerk on behalf of the City of Lake Forest pursuant to the authority conferred by Resolution No. 99-41 of the City Council of the City of Lake Forest, California, adopted on the 5th day of October 1999 and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

City of Lake Forest

By: _____
Lisa Berglund
City Clerk
City of Lake Forest, California



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



OC Zoo General Development Plan

- April 16, 2013 – OC Zoo General Development Plan (GDP) approved by the Board of Supervisors
- Improvements in the GDP include:
 - New Restroom Facility – Completed December 2019
 - Interim Entry Plaza – Completed December 2019
 - Drainage Improvements – Completed January 2021
 - **Large Mammal Exhibit – Construction January 2021**



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Project Location



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Design

- Design-Build project
- Design began October 2019



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Large Mammal Exhibit

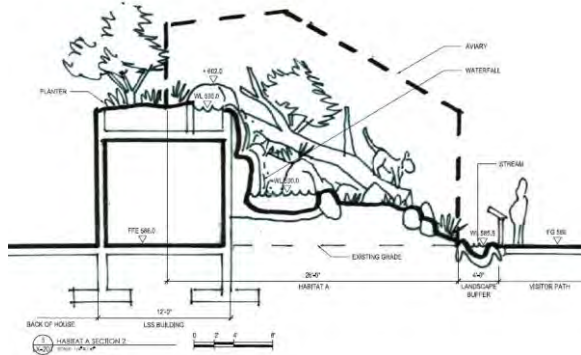
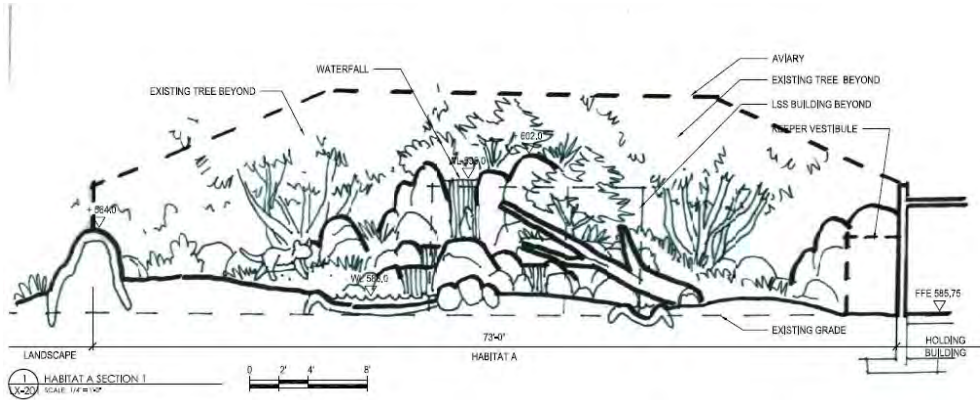


OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



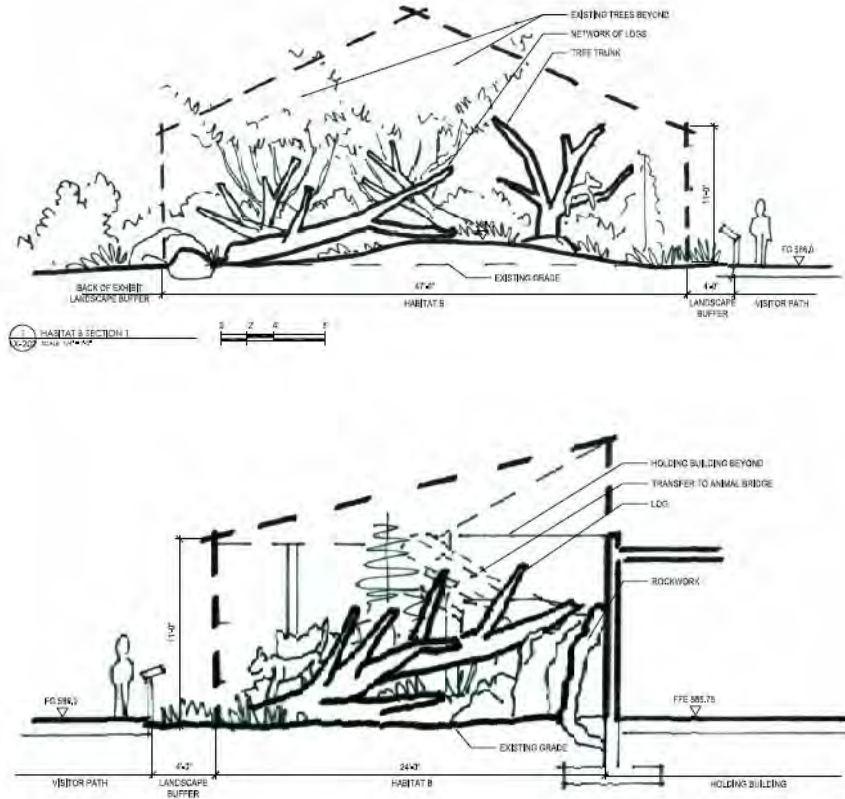
Exhibit A – Ortega Falls



OC Zoo Large Mammal Exhibit
 OC Parks Commission – March 3, 2022



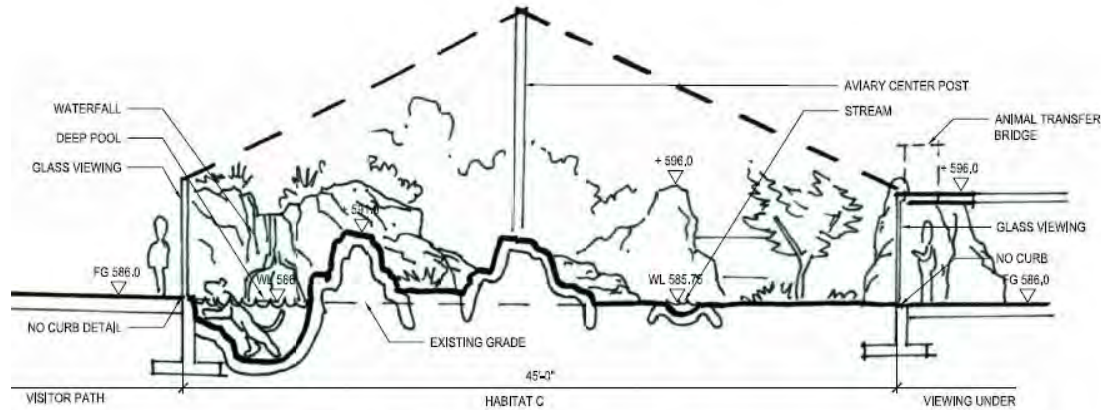
Exhibit B – Mt. Wilson Observatory



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Exhibit C – Darwin Falls

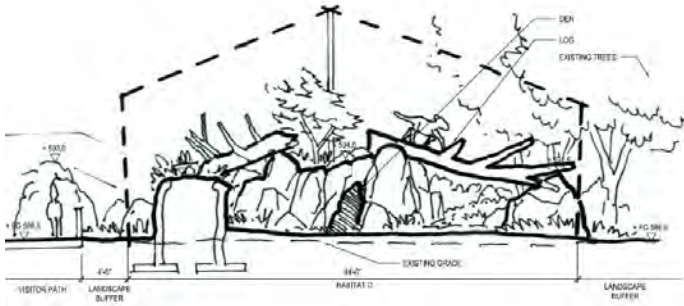


OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Exhibit D

Willow Canyon (Laguna Coast), Rooster Rock (Irvine Regional)



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Exhibit Model



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Large Mammal Exhibit



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Large Mammal Exhibit



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Pond



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Side Elevation

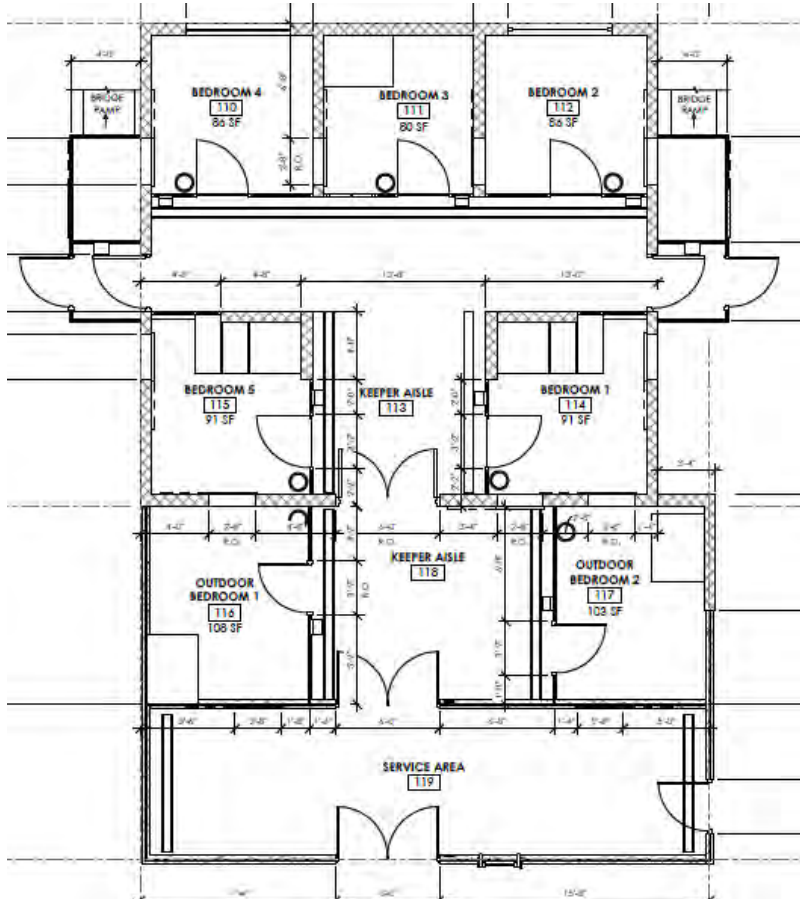


OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Holding Building



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Construction

- Construction began January 2021



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Construction



OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



Construction



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Construction



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Construction

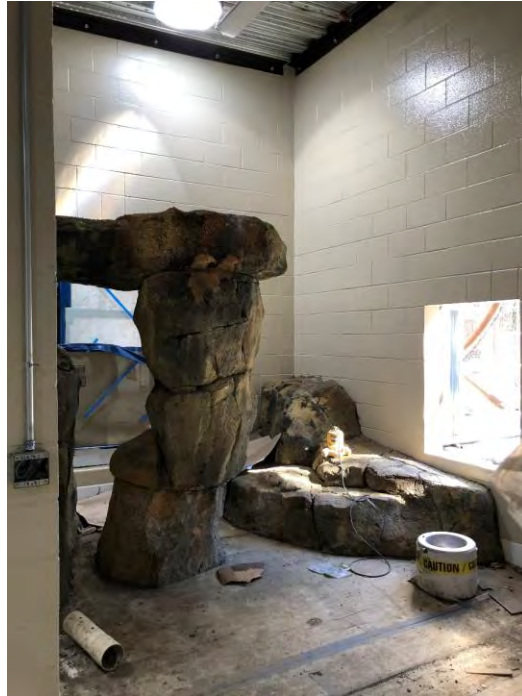


OC Zoo Large Mammal Exhibit

OC Parks Commission – March 3, 2022



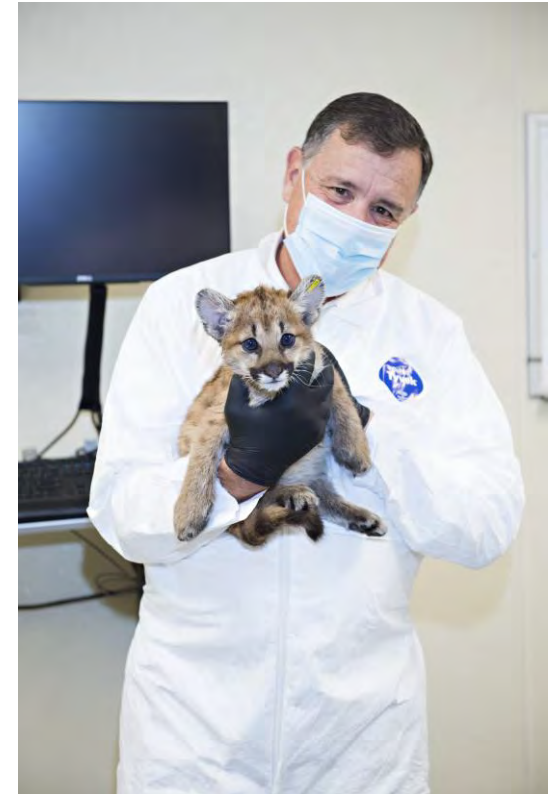
Construction



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Rescued Kittens



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022



Grand Opening

Come celebrate the opening with us in
Spring 2022



OC Zoo Large Mammal Exhibit
OC Parks Commission – March 3, 2022

