



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
February 1, 2022

TOPIC: Centennial Park Land Conversion

AGENDA TITLE:

Accept a Quitclaim Deed of an "L" shape parcel at Centennial Park, Deed of Release of 2.42 acres at Centennial Park, and Declaration of Restrictions on three Park sites to complete the Land Conversion Process

RECOMMENDED ACTION

1. Acknowledge the City Manager's acceptance of a Quitclaim Deed on Parcel D at Centennial Park from the Federal Government pursuant to her authority under Santa Ana Municipal Code Section 33-55.
2. Adopt a resolution Accepting a Deed of Release on 2.42 acres at Centennial Park removing the public park and recreational deed condition to be transferred over to the replacement properties.
3. Adopt a resolution approving a Declaration of Restriction on Pacific Electric site.
4. Adopt a resolution approving a Declaration of Restriction on 6th and Lacy site.
5. Adopt a resolution approving a Declaration of Restriction on Raitt and Myrtle site.

All recommended actions are subject to non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

On June 30, 1977, the City obtained several surplus parcels of property known as Centennial Park from the Federal Government at no cost, upon the express condition that the use of the property be exclusively for public park and recreation purposes in perpetuity. Subsequent to the conveyance of land, the Federal Government allowed construction of a community college on a portion of the property (2.42 acres) under the condition the college provided recreational programs as part of their curriculum.

On November 5, 1979, the City Council approved a 30-year License Agreement with Rancho Santiago Community College District (College) to construct and operate an Adult Career Education Center (Center) at Centennial Park, under the condition the College abide to Deed Restrictions required by the Federal Government. Between 2009 and 2011, the College requested a long-term license agreement to make improvements to the campus. However, the National Park Service (NPS) would not approve a long-term

license agreement because they found that the operation of the Center did not comply with the deed restrictions for the land upon which the College is located in Centennial Park. In order for the City to enter into a long-term license agreement with the College, NPS must approve a land conversion. The land conversion includes a requirement of the City to transfer the deed conditions (property to be used for recreational or public parks purposes only) for the land where the Center is located to new parks sites of equal recreation value and size. The three replacement properties selected for the land conversion are located at Raitt-Myrtle Street Park (1.09 acres), 6th and Lacy Street Park (0.42 acres), and Pacific Electric Park (1.25 acres). Collectively these replacement properties would impose a condition of exclusive use for public park and recreation purposes, as required pursuant to the Act.

The original 30-year agreement with the College was set to expire on November 5, 2009 and the parties, under the same conditions, agreed upon a 5-year extension of the license in 2009 and again in 2014. On February 28, 2019, the NPS allowed the City to extend the license agreement between the City and College for up to two years. On March 5, 2019, the City Council approved a two-year license agreement extension with the College expiring November 5, 2021. On October 15, 2019, the City approved a ground lease agreement with the College for a period of 85 years from October 16, 2019 to October 15, 2104, conditioned upon the NPS approval of the land conversion related to the deed restrictions on the property.

Over that past two years, the COVID-19 pandemic and missing L shape parcel continued to stall the land conversion. During the process of the working on the Deed of Release and the Declaration of Restrictions for the exchange, the City could not find the deed/parcel area that runs between the college parcel and park site. This reverse L shape parcel, is between three Quit Claim Deeds and is 21.05 ft. wide running north/south and 52 ft. wide running east/west was mistakenly not transferred over to the City in the original conveyances.

The City's efforts to process this land conversion with the NPS has lasted an unbelievable 13 years. Due to help from outside consultants, Congressman Lou Correa, Chancellor Martinez, and assistance from the Department of Interior, the land conversion is moving forward.

City staff is requesting City Council approval of the following to conclude the land conversion process:

- 1) Acknowledge the City Manager's acceptance of Quit Claim Deed (pursuant to her authority under SAMC Section 33-55) for the missing L shape parcel located in the middle that was mistakenly not transferred over to the City in the original conveyances (Exhibit 1).
- 2) Adopt a resolution accepting the Deed of Release (Exhibit 2) removing the recreational deed condition from the 2.42-acre parcel at Centennial Park.

- 3) Adopt a resolution accepting the Declarations of Restriction (Exhibits 3, 4, and 5) transferring over the deed condition of park and recreational purposes in perpetuity over to the Pacific Electric site, 6th and Lacy site, and Raitt & Myrtle site.

Once the City Council approves the above actions, City staff will return the documents to NPS for their signatures and notarization.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with this action.

FISCAL IMPACT

There is no fiscal impact on this action.

EXHIBIT(S)

1. Quitclaim Deed on Parcel D at Centennial Park.
2. Resolution Accepting Deed of Release
3. Resolution Approving Declaration of Restriction for Pacific Electric Park Site
4. Resolution Approving Declaration of Restriction for 6th and Lacy Park Site
5. Resolution Approving Declaration of Restriction for Raitt and Myrtle Park Site

Submitted By: Lisa Rudloff, Executive Director Parks, Recreation, Community Services Agency

Approved By: Kristine Ridge, City Manager