

Date of Hearing: April 26, 2017

ASSEMBLY COMMITTEE ON ACCOUNTABILITY AND ADMINISTRATIVE REVIEW

Susan Talamantes Eggman, Chair

AB 510 (Quirk-Silva) – As Amended April 17, 2017

**SUBJECT:** State property acquisition: West Coyote Hills project site

**SUMMARY:** Allocates an unspecified sum from the state General Fund (GF) to the Wildlife Conservation Board (WCB) to purchase the remaining parcels of a 510-acre site in the City of Fullerton. Specifically, **this bill:**

- 1) Appropriates an unspecified amount for the 2018-19 fiscal year from the GF to the WCB to be used for the purchase of the remainder of the 510-acre West Coyote Hills (WCH) project site in the City of Fullerton.
- 2) Requires the funds in this bill to be available for five years after the date upon which this bill takes effect, as specified.

**EXISTING LAW:**

- 1) Designates the Department of General Services (DGS) as the state's chief real estate agent to fulfill state agencies' facility and real property needs.
- 2) Provides that every contract for the acquisition of real property entered into by or on behalf of the state shall be approved by the Director of DGS.
- 3) Establishes the WCB to select, authorize and allocate funds for the purchase of land and waters suitable for recreation purposes and the preservation, protection and restoration of wildlife habitat.
- 4) Requires the purchase price for real property acquired by the WCB to be at fair market value as determined in an appraisal prepared by a licensed real estate appraiser and approved by DGS.

**FISCAL EFFECT:** Unknown

**COMMENTS:** The WCH property comprises 510 acres of land located at the northern edge of the City of Fullerton (City) and includes 72 acres already owned by the City. According to the author, "The WCH project is an important part of the San Gabriel River and Watershed with its open space and wetlands area and a biodiversity hotspot threatened by development. This bill will help to designate the remainder of WCH, the largest remaining open space in a highly urbanized area of Orange and Los Angeles counties, as a natural preserve to be enjoyed by over 1 million people."

This bill allocates unspecified GF money to WCB for this purpose. WCB's three main functions are land acquisition, habitat restoration, and development of wildlife-oriented public access facilities. It approves and funds projects that set aside lands within the state for such purposes, through acquisition or other means, to meet these objectives.

DGS also has a role in WCB land acquisitions. When WCB purchases property for fair market value, DGS is required to review and approve appraisals in order to provide an extra layer of assurance that the state is purchasing land at appropriate prices.

According to the author, this bill is intended to facilitate the future purchase of the remainder of WCH for parkland and open space. As this bill moves forward, the author states that future amendments will be made to determine the exact number of acres set aside for purposes of this bill and clarify the monetary amount needed for WCB to acquire the land.

**REGISTERED SUPPORT / OPPOSITION:****Support**

None on file.

**Opposition**

None on file.

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