



# AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING  
Meeting Date: October 17, 2017

Agenda Item 6-K

**Approvals:**

City Manager gm

Dept. Head ES

Attorney MR

Finance JV

**Department:** Finance & Administrative Services  
**Prepared By:** Erik Sund, Assistant City Manager

**Subject:** ***DECLARE SURPLUS PROPERTY AND APPROVE THE PURCHASE AND SALE AGREEMENT BETWEEN SAN DIEGO GAS & ELECTRIC AND THE CITY OF SAN CLEMENTE.***

**Fiscal Impact:** Yes. The Golf Operating Fund will receive \$550,000 from the sale of an approximate 2.5 acre parcel of land located south of Calle Bahia.

**Summary:** The City will sell a portion of property adjacent to San Diego Gas & Electric's (SDG&E) existing substation in South-East San Clemente.

**Background:** SDG&E operates an electrical substation adjacent to the former skeet shooting range in South-East San Clemente. They desire to acquire adjoining land east of their substation to stage equipment and supplies on site, enhance security, and to allow for possible expansion of the substation in the future.

Properties not required for municipal use or designated for lease may be declared surplus by the City Council and sold. City Policy #901-1 sets forth the guidelines for the disposition of City-owned property. The sale of this property meets the guidelines set forth in the policy.

**Discussion:** The City has negotiated with SDG&E to sell a portion of property located south of the 14<sup>th</sup> tee on the City's Municipal Golf Course bordered by Calle Bahia and the parking lot access road to the Golf maintenance building. The property has been used most recently for temporary parking for Land Care, the City's park maintenance contractor. Land Care is being relocated to an undeveloped portion of Steed Park, where two other City contractors are also permitted to stage equipment used for City maintenance agreements. It has been determined that the property is not required for municipal use and meets the criteria in City Policy #901-1 to be declared surplus property and to be sold via a negotiated sale.

Additional terms of the agreement require SDG&E to relocate, at their expense, a small section of sewer line and two storm drain lines that run under the subject property. The sewer line will be relocated to the south side of Calle Bahia, allowing City access without easements to the new parcel. The two storm drain lines, if relocated, will cross under the new parcel and easement access is granted under the purchase agreement.

**Recommended**

**Action:** STAFF RECOMMENDS THAT the City Council;

1. Declare the 2.5 acre parcel (parcel # pending), located south of the 14<sup>th</sup> tee on the City's Municipal Golf Course, bordered by Calle Bahia and the parking lot access road to the Golf maintenance building as surplus property;
2. Approve and authorize the City Manager to execute the Purchase & Sale Agreement between San Diego Gas & Electric and the City of San Clemente for the sale of the 2.5 acre parcel; and
3. Receive revenue in the amount of \$550,000 to the Golf Operating Fund, Sale of Other Assets account (#056-000-39120).

**Attachments:** Visual image of 2.5 acre parcel, bordered by Calle Bahia

**Notification:** San Diego Gas and Electric





DATE	08-28-2017	TIME	2:30 P.M.
DRIVER	BOB	LABORER	JOHN
DRIVING HAND	ALAN	WHEEL RECORDED ALONG	
PLATE SETUP	UP	PROJ. MGR.	JOHN
CALLING			

The engineer preparing these plans will not be responsible for, or liable for, any and all changes to or use of these plans. All changes to the plans must be in writing and must be approved by the publisher of these plans.

**SDGE**  
Semptra Energy utility<sup>®</sup>

**NIV 5**  
NIV 5 SURVEYING & ENGINEERING, INC.  
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WINNETKA, CA 94997  
WWW.NIV5.COM

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**SAN MATEO SUB REBUILD, APN 080-010-38 (PORTION)**  
**CITY OF SAN CLEMENTE, CA**

DATE SUBMITTED: 4/11/2017  
PREPARED FOR: SAN DIEGO GAS & ELECTRIC COMPANY  
JOB NUMBER: 2282FB-0000183