

Notice of Public Meeting San Diego River Conservancy

A public meeting of the Governing Board of
The San Diego River Conservancy
will be held Thursday,
August 6, 2015
3:00 pm – 4:00 pm

Meeting Location

County of San Diego Administration Center (CAC)
1600 Pacific Highway, Room 302
San Diego, California 92101

Tele-Conference Location

Natural Resources Agency 1416 Ninth Street, Room #1311 Sacramento, CA 95814	Department of Finance State Capitol, Room 1145 Sacramento, CA 95814
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Contact:
Julia Richards (619) 645-3188

Meeting Agenda

The Board may take agenda items out of order to accommodate speakers and to maintain a quorum, unless noted as time specific.

1. Roll Call

2. Public Comment

Any person may address the Governing Board at this time regarding any matter within the Board's authority. Presentations will be limited to three minutes for individuals and five minutes for representatives of organizations. Submission of information in writing is encouraged. The Board is prohibited by law from taking any action on matters that are discussed that are not on the agenda; no

adverse conclusions should be drawn by the Board's not responding to such matters or public comments.

3. Chairperson's and Governing Board Members' Report (*INFORMATIONAL/ACTION*)

4. Deputy Attorney's General Report (*INFORMATIONAL/ACTION*)

Helix Water District plans to surplus excess property in the El Monte Valley. The three parcels are identified as portions of APNs 390-040-51, 391-061-01 and 392-060-29, collectively referred to as the "Property" and contain a total of 37.08 acres for a total value of \$559,000. The Conservancy will review its First Right of Refusal for this property.

Presentation:

Hayley Peterson, Deputy Attorney General

5. Executive Officer Recruitment and Selection (*INFORMATIONAL/ACTION*)

Presentation:

Ben Clay, Chair, San Diego River Conservancy

Ruth Hayward, Vice Chair, San Diego River Conservancy

6. CLOSED SESSION (*ACTION*)

The Board will convene in closed session to discuss appointment of the Executive Officer. The session will be closed to the public pursuant to Government Code section 11126(a)(1).

Pursuant to Government Code section 11126(a)(1), a state body may hold a closed session during a regular or special meeting to consider the appointment, employment, evaluation of performance, or dismissal of a public employee.

7. Next Meeting

The next scheduled board meeting will be held Thursday, September 10, 2015, 2:00-4:00 p.m.

8. Adjournment

Accessibility

If you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call Julia Richards at 619-645-3188.

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: 1

SUBJECT: ROLL CALL AND INTRODUCTIONS

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: **2**

SUBJECT: **PUBLIC COMMENT**

PURPOSE: Any person may address the Governing Board at this time regarding any matter within the Board's authority. Presentations will be limited to three minutes for individuals and five minutes for representatives of organizations. Submission of information in writing is encouraged. The Board is prohibited by law from taking any action on matters that are discussed that are not on the agenda; no adverse conclusions should be drawn by the Board's not responding to such matters or public comments.

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: 3

SUBJECT: **CHAIRPERSON'S AND GOVERNING BOARD
MEMBERS' REPORTS (*INFORMATIONAL/ACTION*)**

PURPOSE: These items are for Board discussion only and the Board will take no formal action.

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: 4

SUBJECT: **DEPUTY ATTORNEY'S GENERAL REPORT
(INFORMATIONAL)**

Helix Water District plans to surplus excess property in the El Monte Valley. The three parcels are identified as portions of APNs 390-040-51, 391-061-01 and 392-060-29, and is collectively referred to as the "Property" and contains a total of 37.08 acres for a total value of \$559,000. The Conservancy will review its First Right of Refusal for this property.

Presentation:

Hayley Peterson, Deputy Attorney General

**Notice of Availability of Property
from Helix Water District**



Helix Water District

7811 University Avenue
La Mesa, CA 91942-0427

(619) 466-0585

FAX (619) 466-1823

www.hwd.com

Setting standards of excellence in public service

July 16, 2015

Julia Richards
San Diego River Conservancy
1350 Front Street, Suite 3024
San Diego, California 92101

Subject: NOTICE OF AVAILABILITY OF PROPERTY

Dear Ms. Richards,

Attached is a summary sheet and map detailing three parcels owned by the Helix Water District which are currently being reviewed as potential sale candidates, having been declared surplus by the district's board on July 15, 2015.

Because the three parcels are within the San Diego River Conservancy's statutory jurisdiction stated in Public Resources Code Section 32633, the Conservancy has a first right of refusal to acquire public lands suitable for park and open space within the Conservancy's jurisdiction when those lands become available. (Public Resources Code Section 32646). In addition, Government Code Section 54220, et seq. requires local agencies to provide property information to other local agencies responsible for low/moderate income housing, parks, open space, schools, transit development and enterprise zones when making determinations about surplus property and possible disposition.

If the Conservancy has an interest in one or all of these parcels, please submit a written response or offer to purchase or lease to the address below within 60 days of receipt of this notice. Unless you notify the district of any needs or requirements within 60 days, the property will be considered cleared for sale by your organization. Please also see the attached early response signature form which we request that you use if possible to assist the district in expediting the clearance process.

If you have any questions, please contact me by email at steve.geitz@helixwater.org, or by calling me at (619) 667-6268.

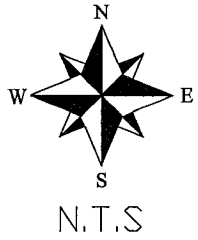
Sincerely,


Steve L. Geitz



EXHIBIT "A"

PROPOSED SURPLUS EL MONTE PARCELS
37.08 TOTAL ACRES



PORTION OF
APN 391-061-01
2.53 ACRES

PORTION OF
APN 390-040-51
15.61 ACRES

PORTION OF
APN 392-060-29
18.94 ACRES

□ = OPTION PARCEL
480.37 ACRES

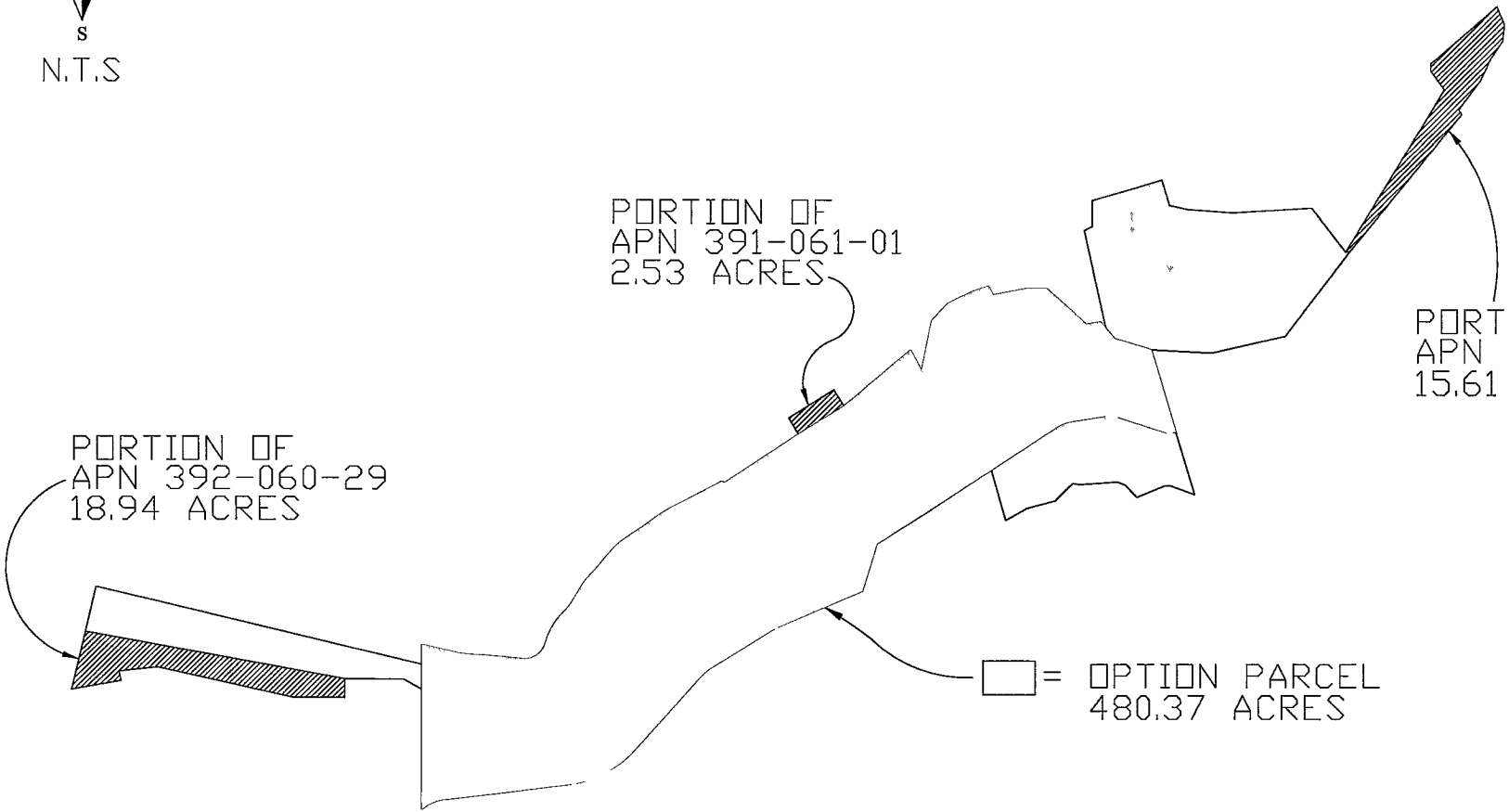


EXHIBIT "B"

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION:	El Monte, Lakeside, CA 92040												
THOMAS BROS. MAP NO.:	1212 G7												
FLOOD ZONE:	Panel No. 0673C1415G, Dated: 5/16/2012 392-060-29 Zone A 391-061-01 Zone X 391-040-51 Zone A												
TOXIC WASTE OR ENVIRONMENTAL OR HAZARD POTENTIAL:	None noted												
NATURAL, CULTURAL, SCIENTIFIC OR RECREATIONAL VALUE:	None noted												
OWNER OF RECORD:	Helix Water District												
DATE OF VALUE:	April 14, 2015												
DATE OF REPORT:	April 16, 2015												
APPRAISAL USE:	Sale purposes												
SITE DATA:													
Area:	392-060-29 18.94± acres 391-061-01 2.53± acres <u>390-040-51 15.61± acres</u> Total 37.08± acres												
Zone:	Extraction / Agricultural												
IMPROVEMENTS:	None												
HIGHEST AND BEST USE:	Mitigation / Speculation												
ESTIMATED MARKET TIME TO SELL:	Less than 12 months assuming aggressive marketing												
ESTIMATED EXPOSURE TIME:	Same as market time												
VALUES INDICATED BY THE SALES COMPARISON APPROACH:	<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>APN's (por)</u></th> <th style="text-align: left;"><u>Size AC</u></th> <th style="text-align: left;"><u>Values</u></th> </tr> </thead> <tbody> <tr> <td>392-060-29</td> <td>18.94</td> <td>\$280,000</td> </tr> <tr> <td>391-061-01</td> <td>2.53</td> <td>\$ 45,000</td> </tr> <tr> <td>390-040-511</td> <td>5.61</td> <td>\$234,000</td> </tr> </tbody> </table>	<u>APN's (por)</u>	<u>Size AC</u>	<u>Values</u>	392-060-29	18.94	\$280,000	391-061-01	2.53	\$ 45,000	390-040-511	5.61	\$234,000
<u>APN's (por)</u>	<u>Size AC</u>	<u>Values</u>											
392-060-29	18.94	\$280,000											
391-061-01	2.53	\$ 45,000											
390-040-511	5.61	\$234,000											

EARLY RESPONSE SIGNATURE FORM

If your agency is not interested in purchasing the property, please sign below and return this signature form along with a copy of the property Summary Statement to Helix Water District, Attn: Carlos V. Lugo. This will assist the district to expedite the mandated 60-day clearance period and allow the process to move forward.

By the signature affixed below, this agency is not interested in purchasing the property as described on the attached Exhibit "B" Summary Statement.

Signature: _____

Date: _____

Print Name and Title: _____

Agency. _____

Summary Sheet

LOCATION: El Monte, Lakeside, CA 92040

THOMAS BROS. MAP NO.: 1212 G7

FLOOD ZONE: Panel No. 0673C1415G,
Dated: 5/16/2012
392-060-29 Zone A
391-061-01 Zone X
391-040-51 Zone A

TOXIC WASTE OR ENVIRONMENTAL OR HAZARD POTENTIAL: None noted

NATURAL, CULTURAL, SCIENTIFIC OR RECREATIONAL VALUE: None noted

OWNER OF RECORD: Helix Water District

DATE OF VALUE: April 14, 2015

DATE OF REPORT: April 16, 2015

APPRAISAL USE: Sale purposes

SITE DATA:

Area: 392-060-29 18.94± acres
391-061-01 2.53± acres
390-040-51 15.61± acres
Total 37.08± acres

Zone: Extraction / Agricultural

IMPROVEMENTS: None

HIGHEST AND BEST USE: Mitigation / Speculation

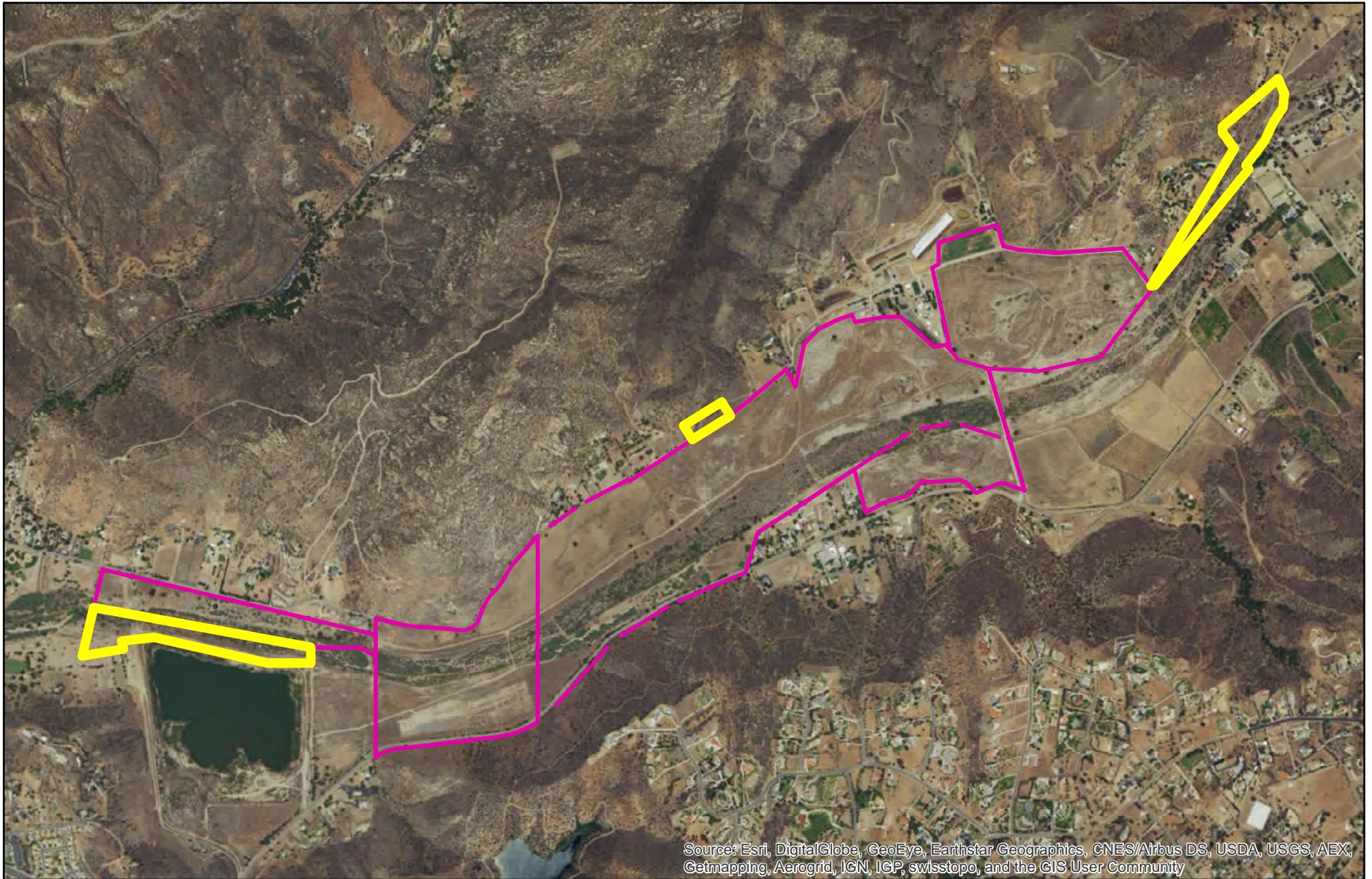
ESTIMATED MARKET TIME TO SELL: Less than 12 months assuming aggressive marketing

ESTIMATED EXPOSURE TIME: Same as market time

VALUES INDICATED BY THE SALES COMPARISON APPROACH:	<u>APN's (por)</u>	<u>Size AC</u>	<u>Values</u>
	392-060-29	18.94	\$280,000
	391-061-01	2.53	\$ 45,000
	390-040-511	5.61	\$234,000

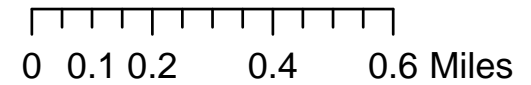
San Diego River Conservancy Maps

Helix El Monte Proposed Surplus Parcels

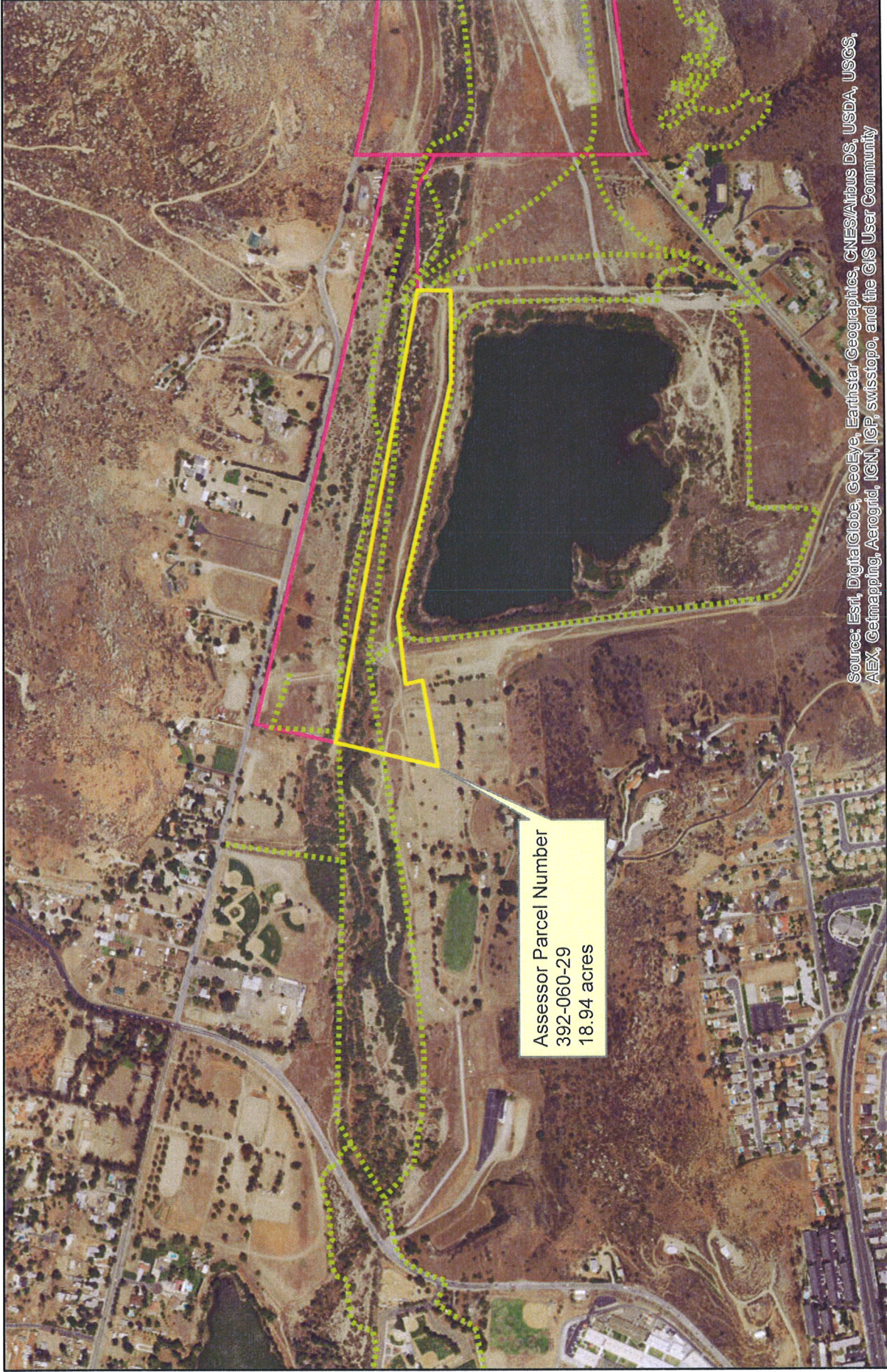


Proposed Surplus Parcels

-  Settlement Agreement (El Capitan Golf Course v. Helix Water District) Option Parcels
-  Helix Surplus Property (SDRC First Right of Refusal)



Helix El Monte Proposed Surplus Property with Gaps Analysis (2010) Overlay



Proposed Surplus Parcels

- San Diego River Trail (Gaps Analysis 2010 Overlay)
 - Settlement Agreement (El Capitan Golf Course v. Helix Water District) Option Parcels
 - Helix Surplus Property (SDRC First Right of Refusal)
- 0 0.050.1 0.2 0.3 Miles
-

Comment Letters

July 21, 2015

Lakeside Frontier Riders
P.O. Box 572
Lakeside, CA 92040

San Diego River Conservancy
1350 Front Street, Suite 3024
San Diego, CA 92101



Dear Governing Board Members,

It is our hope that the San Diego River Conservancy will consider purchasing the three parcels that Helix Water District has placed for sale in Lakeside, and enter into an agreement with the Lakeside River Conservancy for ownership of these properties.

These parcels are vital to the community of Lakeside for the reasons below;

Recreation - Provide compatible recreational opportunities, including trails for strolling, hiking, bicycling, and equestrian uses along rivers and streams.

- Two of the parcels are important to the completion of the San Diego River Trail as defined by the County of San Diego's Trails Master Plan. One parcel located on Willow Rd can be used as a staging area and the other located at the eastern end of the Helix land is a critical parcel to bring the trail from Blossom Valley to the El Monte County Park and to the Flume Trail, a trail that the SDRC funded previously.

Habitat - Protect, improve, or restore habitat, including benefits to wildlife habitat and water quality.

- The location has been identified as critical habitat as part of the County of San Diego's Biological Mitigation Ordinance and part of a Natural Communities Conservation Plan.
- The land near these properties contains a variety of species that are threatened, endangered or species of concern. Included in this list are the least Bell's Vireo, the California Gnatcatcher, and the Quino Checkerspot Butterfly. Improving the habitat on these lands, and conserving them, will help support these species and that of many others.
- Prevent sand mining from occurring. There is sand mining being proposed for the property near the project site that is detrimental to our community.

Flood Management - Maintain or restore the open space character of lands along rivers and streams so that they are compatible with periodic flooding as part of a flood management plan.

Lakeside Frontier Riders

- The project is located next to a flood protection and habitat project called the Hanson El Monte Pond project. This parcel will be punctured and an inlet placed through the parcel as well as the northern berm on the Hanson El Monte Project to allow flood flows to enter the Hanson El Monte Pond.

Other Benefits

- After the property is acquired, it can be used to reduce the impacts of climate change by restoring it to native vegetation, which will improve its use as a biological corridor while sequestering carbon via the habitat.
- By protecting this land, it improves and protects the health of the watershed because it is not available for sand mining. Additionally, the river channel property is infested with *tamarix spp.* Each tree can use between 60 liters and 400 gallons of water a day. By removing this species, it reduces the pressure on the Santee El Monte Aquifer, which, under lays the San Diego River, and an aquifer that serves as a water source for the Lakeside Water District just downstream.
- With the restoration of this property, the dense forest of Tamarisk will be removed. The Tamarisk allowed the Cedar fire to snake through the El Monte Valley.
- The Santee/El Monte aquifer holds up to 70,000-acre feet of water and has been identified by the State of California as an aquifer of medium importance. The sand located on these parcels acts as a sponge during rain events, capturing the water that flows into the El Monte Valley from its small watershed, and soaking it into the ground and thereby not allowing it to increase downstream flooding and scour. This is an important benefit to Lakeside because it has been subject to severe flooding in 1978 and 1980.

By purchasing these parcels, the San Diego River Conservancy would be helping the San Diego River, the community of Lakeside, as well as the future of our East County trails. This purchase would also be helping the many businesses of Lakeside, and all the things that we residents hold near and dear to our hearts.

The people of Lakeside love our rural way of life. It is why we move here, why we raise our children here, and why we want to preserve it for generations to come.

Please help Lakeside and the future of our children by purchasing these parcels.

Sincerely,

Karen Ensall, President

Representing the Lakeside Frontier Riders and it's membership of 131 equestrians.

El Monte Nature Preserve, LLC
6575 Jonel Way
Bonita, California 91902



July 28, 2015

San Diego River Conservancy
1350 Front St.
San Diego, Ca. 92101

Dear Chairman Clay,

The El Monte Nature Reserve LLC holds the option on ~520 acres of Helix Water District owned land described in the EHC memo.

The subject parcels on your agenda refer to 38.08 acres on the east and west ends of our option parcels. We have made an offer to purchase these parcels, which triggered the disposition of surplus land consideration by your board.

Presently, no trail use is authorized on any Helix owned land in the El Monte Valley. Habitat values are very low.

For parcel # 362-060-29 (on the west end), our offer has several objectives:

1. Authorize and improve the trail use, where it is presently located, and connect to the larger trails strategy that will be developed for the mining and restoration project.
2. Facilitate and pay for the re-location of the existing Helix Water District well to the west to eliminate potential trails use conflicts.
3. Facilitate the transfer of the water well and associated acreages to Hering Ranch. (Presently under lease by the Ranch.)
4. Provide an environmentally superior alternative to a proposal to locate the east-west trail on the Hanson pond levee.
5. Establish a "trail junction" with the north-south proposed trail on the Hanson site.
6. Provide restroom and human and equestrian watering facilities at that location.
7. Integrate the eastern parcels into the larger restoration effort.
8. Work with responsible parties to develop a master trails plan including staging area for the combined footprints.
9. Eliminate the need for public financing for this parcel acquisition or trail improvements.

10. Establish a conservation easement on the subject parcels for habitat and public use purposes.

Our goal is to make a significant contribution to the San Diego River Park effort without the need for public financing for the acquisition or trail improvements on the western parcel.

Sincerely

A handwritten signature in black ink, appearing to read "W. B. Adams", with a long horizontal flourish extending to the right.

William B. Adams
Managing Partner
El Monte Nature Preserve, LLC



San Diego Trail Alliance

July 27, 2015

Dave Tupper, Chairman
Lakeside River Park Conservancy
12018 Industry Road
Lakeside, CA 92040

Kevin McKernan, Executive Officer
San Diego River Conservancy
1350 Front St. Suite 3024
San Diego, CA 92101

Rob Hutsel, Executive Director
San Diego River Park Foundation
PO Box 80126
San Diego CA 92138-0126

Dianne Jacob, Supervisor
District 2, San Diego County
1600 Pacific Highway. Room 335
San Diego, CA 92101



We are writing on behalf of the San Diego Trail Alliance (SDTA). SDTA is an association of representatives from the trail using community, primarily equestrian groups and clubs throughout San Diego County. Our stated mission is to keep trails open for all recreational users, to foster good communication between all recreational user groups and to maximize usage of recreational facilities for all.

It has come to our attention that 3 critical land parcels are being excessed by the Helix Water District and are available for purchase. These trails form an essential part of the Lakeside Multi-use trail system. In fact, two of the parcels are vital to the completion of the San Diego River Trail as defined on the San Diego County Master Trails Plan. One of the parcels (located on Willow Road) can be used as a staging and parking area. The other parcel (located at the

eastern end of the Helix property) will provide a trail link to El Monte Park and the Flume Trail. It should be noted that the Flume Trail was previously funded by the San Diego River Conservancy. We understand that San Diego River Conservancy as well as the County of San Diego may have the opportunity to purchase this parcel. We would encourage any purchase to include a formal multiuse trail system as defined by the Master Trails map of the same dimensions or greater.

The Riverbed trails are an integral part of the community of Lakeside and the entire trail system of San Diego County. Currently, there are over 100 trail oriented businesses (primarily equine, but also those related to biking and hiking) in Lakeside. These businesses would be impacted by a reduction of the trail system. The Riverbed trails are used on a daily basis by riders, hikers, runners and dog walkers.

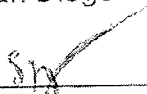
San Diego Trails Alliance urges the acquisition of these three parcels for the recreational conservation/education use by the citizens of San Diego County and the community of Lakeside. We request that the River Parkways Grant program support the acquisition of these important parcels.

Thank you for your commitment to our trail system. Please feel free to contact the Alliance or any of our members for further information or assistance.

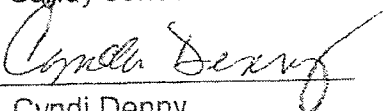
Sincerely,

San Diego Trail Alliance
sdtrailalliance@gmail.com

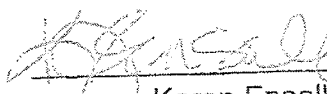
San Diego Trail Alliance Board of Directors



Sandy Jones



Cyndi Denny



Karen Ensall



Diane Carter

Cc: Robin Rierdan, Executive Director
Lakeside Riverpark Conservancy
12108 Industry Road
Lakeside, CA 92040

Benjamin Clay, Chair
San Diego River Conservancy
350 Front Street, Suite 3024
San Diego, CA 92101



Dr. Mr. Clay,

I am writing to ask for your support to allow the San Diego River Conservancy to exercise it's first right of refusal with regard to three parcels that have recently been exsessed by the Helix Water District. These parcels make appropriate acquisitions for the SDRC because they meet the goals and objects outlined in your strategic Plan. These parcels meet the purpose of the voter approved Proposition 1.

These acquisitions will:

- 1 .Protect and increase the economic benefits arising from healthy watersheds, fishery resources and in stream flow. Saving this land protects the watershed because it will then not be available for sand mining.
2. Implement watershed adaptation projects in order to reduce the impacts of climate change on communities and ecosystems. The Arundo Donax which now infests the property can be removed to reduce the pressure on the Santee El Monte Aquifer which underlays the San Diego River. Each Arundo can use 100's of gallons of water a day.
3. Restore river parkways throughout the state, including but not limited to projects pursuant to the Calif. River Parkway act of 2004 and urban river greenways. Two of these parcels are vital to the completion San Diego River Trail as defined by the county of San Diego's Trails Master Plan. One parcel can be used as a staging area and the one on the eastern end of the Helix land is needed to connect the trail to El Monte County Park and to the flume trail, a trail that was funded by the SDRC.
4. Protect and restore aquatic, wetland and migratory bird ecosystems including fish and wildlife corridors and the acquisition of water rights for in stream flow. The ephemeral stream of the San Diego River in the El Monte Valley is home to several threatened and endangered species and has been identified as part of the county's Mitigation Ordinance as being important biological corridor for species movement and migration.
5. Implement fuel treatment projects to reduce wildfire risks, protect water shed storage capacity, forest health, protection of life and property, storm water resource management, and greenhouse gas reduction. The Santee/El Monte aquifer holds up to 70,000 acre feet of water and has been identified as an aquifer of medium importance. The sand acts as a sponge during rain events capturing the water

that flows into the El Monte Valley from its watershed and soaking it into the ground and not allowing it to increase downstream flooding and scour. As Lakeside has been subject to flooding in the past this is an important benefit.

6. Protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, in stream flows, fish passage, coastal or inland wetland restoration, or other means such as natural community conservation plan and habitat conservation plan implementation. The land near these properties, support a variety of species that are endangered, threatened or are species of concern. The Least Bell's Vireo, the California Gnatcatcher and the Quino Checkerspot butterfly. Improving the habitat on this land will help to support these and many other species.

7. Assist in water-related agriculture sustainability projects. Conserving this land will maintain the capacity of the Santee/El Monte Aquifer to provide water for the farms and croplands in the valley. The Valley is an equestrian community with many boarding facilities and small private horse owners along the entire valley. Conserving this land will provide an area for trail development to support the equestrians throughout the valley.

Additionally, there are fewer and fewer places near San Diego where one can escape from the "city" way of life. This is a beautiful valley that needs to be preserved so that human kind can have a place to retreat to go back to what is a more natural way of existence. I ride my horses through this valley almost daily and I am constantly amazed by the variety and amount of wildlife living there. Please do all you can to prevent it from being destroyed. Once it is gone it can never be replaced.

I am hopeful you will see the value of acquiring the property and respectfully request the SDRC to exercise their right of first refusal so that these lands can be conserved.

Thank you so much for your time and consideration,

Sincerely,

Jeanne Abshire

9846 Settle Ct.

Santee, CA 92071

619 749-3893

jabshire@cox.net

San Diego River Park Conservancy

1350 Front Street Suite 3024

San Diego, CA 92101



I am writing to urge you to exercise the option to implement your first right of refusal with regard to the disposition of the excess Helix Irrigation Properties in the El Monte Valley that the Helix Irrigation District has moved to surplus.

The acquisition of this land is important to insure access to the river park trail system, a step which will help prevent the destruction of this precious resource and preserve the beautiful El Monte Valley for future generations to enjoy and appreciate.

I am proud to be a great granddaughter of the naturalist, John Muir. This is one of my favorite quotes from his writing and I think it is especially appropriate in this situation:

Everybody needs beauty as well as bread,
places to play in
and pray in,
where nature may heal and give strength
to body and soul.

Sincerely,

Jessan Flynn
11538 Posthill Rd
Lakeside CA 92040

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: 5

SUBJECT: EXECUTIVE OFFICER RECRUITMENT AND SELECTION
(*INFORMATIONAL/ACTION*)

Presentation:

Ben Clay, Chair, San Diego River Conservancy

Ruth Hayward, Vice Chair, San Diego River Conservancy

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: **6**

SUBJECT: **CLOSED SESSION (*ACTION*)**

The Board will convene in closed session to discuss appointment of the Executive Officer. The session will be closed to the public pursuant to Government Code section 11126(a)(1).

Pursuant to Government Code section 11126(a)(1), a state body may hold a closed session during a regular or special meeting to consider the appointment, employment, evaluation of performance, or dismissal of a public employee.

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: 7

SUBJECT: **NEXT MEETING**

The next scheduled Board Meeting will be held Thursday,
September 10, 2015, 2:00-4:00 p.m.

State of California
San Diego River Conservancy

Meeting of August 6, 2015

ITEM: **8**

SUBJECT: **ADJOURNMENT**