

Notice of Public Meeting San Diego River Conservancy

A public meeting of the Governing Board of
The San Diego River Conservancy
will be held Monday,
October 5, 2015
2:00 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	Department of Finance
1416 Ninth Street, Room #1311	State Capitol, Room 1145
Sacramento, CA 95814	Sacramento, CA 95814

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. Approval of Minutes (*ACTION*)

Consider approval of minutes for the August 6, 2015 meeting.

3. Public Comment (*INFORMATIONAL*)

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.

**4. Chairperson's and Governing Board Members' Report (*INFORMATIONAL*)
SANDAG Qualcomm trail alignment**

Presentation:
Ben Clay, Chair

5. Deputy Attorney General Report (*INFORMATIONAL/ACTION*)

6. San Diego River Trail (*INFORMATIONAL*)

The San Diego River Conservancy and the State Coastal Conservancy through Prop 84 provided funds to the County of San Diego constructed the 2.5 mile (El Monte Segment) of the Historic Flume Trail. Construction was completed by County of San Diego Department of Parks & Recreation staff and the California Conservation Corps.

Presentation:
Chuck Tucker, San Diego County

7. Helix Water District's Surplus Land and the Conservancy's first right of refusal (*ACTION*)

The Board will consider a resolution to authorize the Executive Director to apply for River Parkways Grant Program funds and any other available funds that could be used to acquire 3 parcels totaling 37.08 acres (portions of APNs 392-060-29 [18.94 acres], 391-061-01 [2.53 acres], and 390-040-51 [15.61 acres]), which Helix Water District recently declared surplus.

Presentation:
Julia Richards, Executive Officer

Recommendation: Approve SDRC Resolution 15-04

8. Executive Officer's Report (*INFORMATIONAL / ACTION*)

The following topics may be included in the Executive Officer's Report. The Board may take action regarding any of them:

Administrative Services Manager position
El Monte Valley land acquisition – roundtable
Proposition 1 (Water Bond) overview and status update

9. Next Meeting

The next scheduled board meeting will be held Thursday, November 12, 2015, 2:00-4:00 p.m.

10. 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 October 5, 2015

ITEM: 1

SUBJECT: ROLL CALL AND INTRODUCTIONS

State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: **2**

SUBJECT: **APPROVAL OF MINUTES (ACTION)**
The Board will consider adoption of the **August 6, 2015**
public meeting minutes.

PURPOSE: The minutes of the **August 6, 2015** Board Meeting are
attached for review.

RECOMMENDATION: Approve minutes

SAN DIEGO RIVER CONSERVANCY (SDRC)

Minutes of August 6 Public Meeting

(Draft Minutes for Approval on October 5, 2015)

SDRC Board Chair, Ben Clay called the August 6, 2015 meeting of the San Diego River Conservancy to order at approximately 2:04 p.m.

1. Roll Call

Members Present

Bryan Cash	Natural Resources Agency, Alternate Designee
Karen Finn	Department of Finance, Alternate Designee (via phone)
Scott Sherman	Councilmember, City of San Diego, District 7
Dianne Jacob	Supervisor, County of San Diego, Second District
Ben Clay, Chair	Public at Large
Ruth Hayward	Public at Large
Ann Haddad	Public at Large
Andrew Poat	Public at Large
John Donnelly	Wildlife Conservation Board (via phone)
Gary Strawn	San Diego Regional Water Quality Control Board

Absent

Brent Eidson	Mayor, City of San Diego, Designee
Todd Gloria	Council President, City of San Diego, District 3
Clay Phillips	Department of Parks and Recreation, Designee

Staff Members Present

Julia Richards	Administrative Services Manager
Dustin Harrison	Environmental Scientist
Hayley Peterson	Deputy Attorney General

Ben Clay welcomed everyone. He stated the Conservancy is a state agency formed to conserve land, protect and restore habitat, create trails on the San Diego River from Ocean Beach to the headwaters in Julian. He noted he had never seen such a crowd for a Conservancy meeting and thanked everyone for attending.

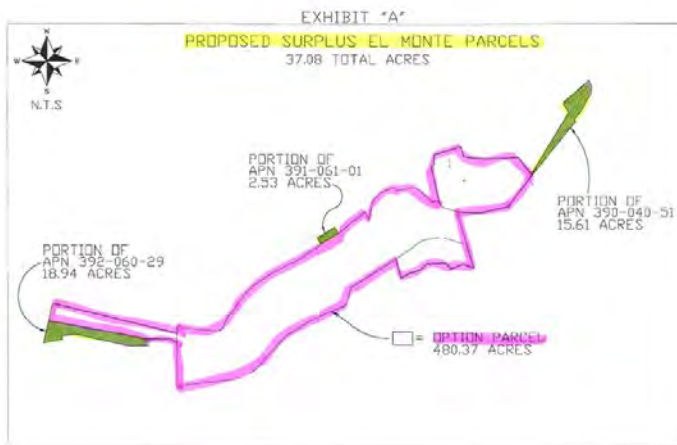
Roll Call was taken.

Ben Clay introduced and welcomed the Conservancy's new staff member, Dustin Harrison who is an environmental scientist. He previously worked for Department of Fish and Wildlife in Sacramento and is excited to be a part of the team. He will be a key part of implementing the grant program for Proposition 1 funds.

Ben Clay noted Item 4 related to the El Monte Valley and Helix Water District's (Helix) Surplus Property notification. The Conservancy received a letter from Helix Water District concerning its surplus property. He wanted to set the framework for the Conservancy's Board Members and the public for discussion and asked Deputy Attorney General Hayley Peterson to discuss the issues before the board.

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

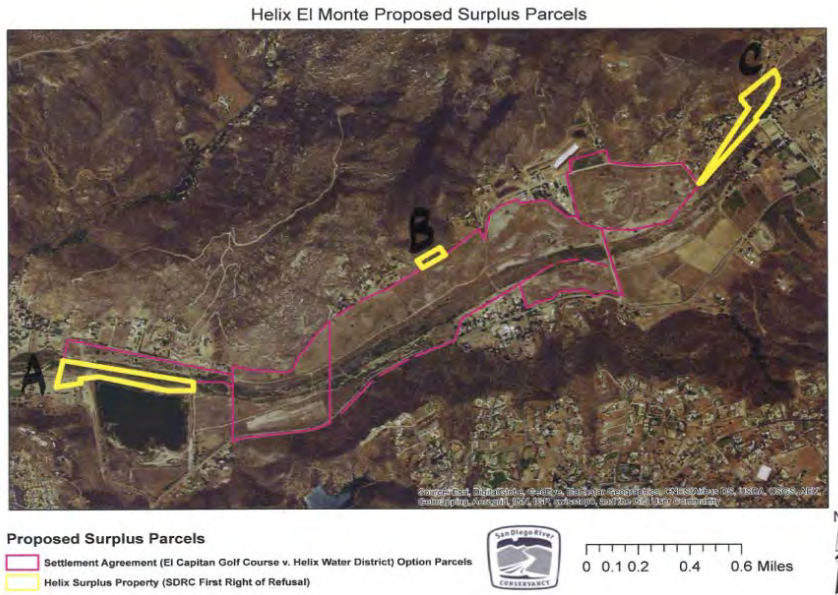
Hayley Peterson, Deputy Attorney General for the State of California is assigned to serve as legal counsel to the San Diego River Conservancy and its Governing Board. Normally, the Executive Officer would be presenting this item but as you can see from the agenda the Conservancy does not currently have an Executive Officer and therefore the Deputy Attorney General will present this item. Helix declared 3 parcels of land in El Monte Valley "surplus" and has sent notices of availability to the San Diego River Conservancy as well as other public agencies. The 3 parcels are indicated in yellow.



The 3 parcels contain 37.08 acres and are all adjacent to the approximately 480-acre parcels that are part of the Helix's lawsuit settlement and are currently subject to an option to purchase. She would like to make it clear to the Board and members of the public in the audience today that the option parcel is not before the Board and is not up for discussion or consideration. The discussion today is the 3 parcels.

Before discussing further she provided an overview of the State's surplus property process. By law local public agencies are required to prepare an inventory of real property the agency owns or controls and determine which property is in excess of the agencies foreseeable needs. Helix went through this process and on July 15, 2015 declared the 3 parcels that are the subject of today's discussion surplus. Before disposing of surplus property the local agency must notify certain public entities including the San Diego River Conservancy and offer to sell or lease the properties to such entities. Helix notified the Conservancy and also other entities including San Diego County about these properties. The next step is for an entity that is interested in the property to notify the disposing agency, Helix, within 60 days of its interest. The parties then enter into a minimum 90-day negotiation period to determine a mutually satisfactory sales price, lease term, or other terms. If the parties cannot reach agreement then the disposing agency, Helix in this case, would be able to sell the properties without regard to the surplus property disposition rules. The

60 days ends on September 14, 2015. The Conservancy has a meeting scheduled prior to that deadline if the board does not take and action today. That is a brief overview of the process and what brought this item before the Board. Again the 3 parcels are located adjacent to the 480-acre parcels that were subject to the lawsuit. The 480 acres are not before the Board for discussion today.



Hayley Peterson summarized Helix’s surplus property parcels as follows:

The western parcel, Parcel A is 18.94 acres (APN 392-060-29)

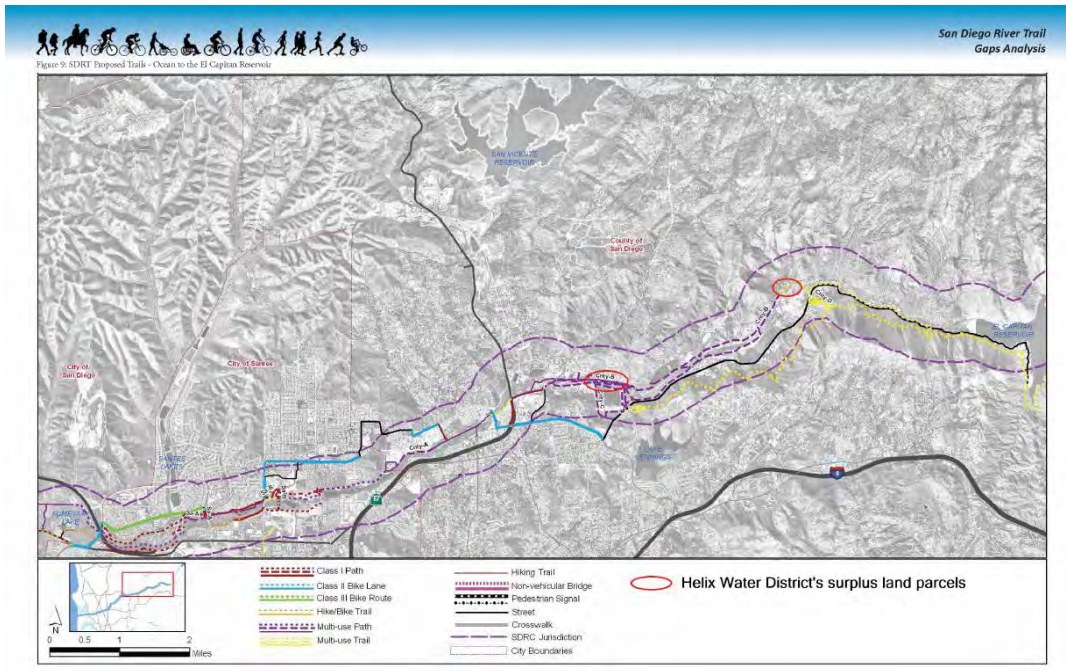
In the mid-section, Parcel B is 2.53 acres (APN 391-060-01)

The eastern most parcel, Parcel C (APN 390-040-51) is 15.61 acres

Total acreage 37.08 acres, and Helix’s appraisal of the parcels is \$559,000.00.

She wants to make it clear, that these 3 parcels are the only parcels for discussion today. The 480-acre option parcels are not before the Board. She realizes there may be members of the audience who would like to discuss the proposed sand mining and restoration on the option parcels, however, that is not before the Board and is not on the Conservancy’s agenda. If you have submitted a speaker slip and planned to discuss the topic of sand mining or other issues related to option parcel please let the Chair know when he calls your name and he will move on to the next speaker.

On the map below, the 2 red circles show the approximate location of the 2 larger surplus parcels and these are overlaid on the Conservancy’s San Diego River Trail Gaps Analysis. This map shows the potential trail alignments in San Diego’s east county.



Ben Clay said there were several speakers slips submitted. He asked for consideration of what we are dealing with today, the Conservancy's ability to exercise the option on the property and how to purchase it. The other issue key to this Board is the question of the trail alignment. Please keep in mind the San Diego River Trail starts at Ocean Beach and we are trying to fill in the gaps as we move eastward all the way out to El Capitan Reservoir and up towards Cedar Creek Falls. So one of the options we are interested in from Helix Water District is a trail easement. The Conservancy works with property owners upstream and downstream properties to provide for trail access or easements. Creating this trail will give the citizenry of San Diego the ability to go from the ocean to mountains: hiking, biking, walking, and horseback riding. The first thing we are looking at is getting a trail easement from Helix. The second question addresses the property itself; who owns it, who is going to buy it? This is a small agency, not too well off. The Conservancy receives funding from various sources including grants from agencies within the State of California and other non-profit organizations. Grant funds can be used for either acquiring property, leasing the property or buying an easement. The Conservancy also works with other partners to build the trail and restore native habitat, wildlife corridors, and provide educational opportunities through interpretive signage. He said the Walker Preserve in Santee is a state-of-the-art version of the modern trail system, which he hopes to replicate river wide. He opened the floor for public comment.

2. Public Comment

Rob Hutsel, the San Diego River Coalition represents about 78 member organizations. The Coalition's annual work program states land acquisition is a priority in the 100-year floodplain. The Coalition strongly supports any means to conserve these lands. They prefer Helix Water District to hold onto the land since it is a public agency. They have obligations to care for this water. The floodplain is an important part of water quality and supply. If Helix sells the lands, the Conservancy is in the best position to prepare a strategy to

acquire this land. The San Diego River Park Foundation owns nearly 2,000 acres of land and would partner with the Conservancy to find a way to do this. There may be some creative solutions that the partner buys it and the Conservancy buys it from the partner. The Foundation has done this with the US Forest Service. Rob would support any effort to keep these lands in public trust.

Lisa Wood, biologist and resident of El Monte Valley. She lives nearby, accesses and rides the trail 3 times a week. She agrees with Rob's statements. The eastern most property, Parcel C, is a trail choke point. There is a San Diego County staging area nearby that should connect to the trail. Parcel B could be another staging area. The valley is critical for a trail connecting the mountains to the ocean and is also a vital wildlife corridor. Let's accommodate recreational, habitat use and agricultural use. She would like to work with the Conservancy to find the proper use for this land.

Karen Ensall, President of Lakeside Frontier Riders, spoke for over 130 members. She is also a Director for the San Diego Trail Alliance, member of Lakeside Community Planning Group, Chair of Trails subcommittee and represented herself. These properties are vital, and by the Conservancy purchasing them and working with other entities to secure the property would not only help the San Diego River, but the community of Lakeside and future trails. The Conservancy would also be helping Lakeside's residents, businesses, and future community. The Lakeside community loves its rural way of life; it is why they moved there. They have stayed and want to preserve it for future generations. Parcels A and C and a choke point of the trail system to be able to ride to El Monte (County Park) staging area that connects to trails going into Blossom Valley. Thank you for your consideration.

Ben Clay, thanked those speakers.

Zack Noonan an El Monte Valley resident, expressed gratitude to the San Diego River Conservancy and all of their efforts to acquire that property and he spoke for many other residents saying that he certainly would like to continue with the project.

Terry Buke-Eiserling said the El Monte Valley is the most beautiful valley ever. It is like entering Yosemite for her. That is a grand piece of property. So, hooking it together with the county's trail system makes perfect sense. It is there for everyone to enjoy. She does not ride horses, but when she goes on that property her breath gets taken away. So do the right thing; conserve that land and make it right for everyone.

Trish Degnion spoke of the history of El Monte Valley and asked: what legacy do you want to leave Lakeside, and east county San Diego? Her family has lived there for over 100 years. Her grandpa was a care taker for Speckles Ranch and purchased it from him. She is hoping the organization will be transparent in its actions and practices.

Bill Adams is one of three managing partners for the El Monte Nature Preserve (EMNP) partnership. He sent a letter on July 28, 2015, and outlined reasons for the Conservancy to pass on this issue and let the EMNP partnership take some responsibility for doing part of the Conservancy's job which is to develop this trail system. He is doing this as a commercial enterprise and long term public enterprise. EMNP has to buy parcels. He said Parcel A and C are important to the trail system and it is EMNP's intent to build a trail

system. He hopes you hear their story; ask questions, give them an opportunity to show why public funding is not the appropriate use for these particular parcels.

Ben Clay thanked him.

Michael Beck, Endangered Habitats Conservancy (EHC). EHC owns the 158-acre Hanson Pond. They will be starting a restoration process soon. He noted habitat for tri-colored black birds. He sent the board a letter on this matter. The big picture is a conservation strategy. Parcel A is in between 2 other parcels owned by EHC. EHC has interest in owning, managing the land and developing trails. He thought it made sense. He is working with San Diego County on a trail alignment near Hanson Pond to connect with other social trails. He said there should be a master trail plan for El Monte Valley. His concern is a master restoration plan, resource management plan and monitoring plan. There is a debate on where the trail should go on the Hanson Pond side or Parcel A. He said to reduce environmental impacts to the Hanson site the trail should be on Parcel A. He said he would give up some of the Hanson parcel to put in a winding trail, add trees and make it a nice experience. He hopes the trail planning is part of a comprehensive solution for the whole valley and not done piecemeal.

Ben Clay thanked the audience for being considerate, concise and to the point. He asked if there were any comments from the board.

Dianne Jacob thanked all of those that came down to speak on this issue. She had a conversation with the County's Department of Parks and Recreation. There are several other county owned parcels in this area: El Monte Park, completion of the Flume Trail segments and new equestrian staging areas, and we are not seeing the full extent. Is the County DPR willing to work with the Conservancy and other parties if we decide to move forward to acquire these parcels?

Christine Sloan, San Diego County Department of Parks, Resource Management Division. The County has had the opportunity to review the notice, provided by Helix, and are assessing the property. They agree that Parcels A and C may potentially provide trail connection for the San Diego River Regional Trail. They agree the parcels have moderate to high ecological values. The Department supports trail easements in this area to ensure the future connectivity of the San Diego River Regional Trail. The parcels have some challenges for the department if they act on their own and it is because they do not abut park land and would require management in perpetuity. However, that being said, they are committed to working with the Conservancy to investigate these parcels further and to find interested partners for property management.

Dianne Jacobs noted there was a potential for a large loop in the valley and wishes the Conservancy would work with Helix to keep the property and/or acquire the easements. She asked Hayley if the Conservancy has the ability to exercise an option to purchase the land and/or does the Conservancy also have the first right of refusal?

Hayley Peterson stated there is overlap between surplus property statute that local agencies comply with and the Conservancy's first right of refusal, provided in the San Diego River Conservancy Act. When Helix sent its letter to the Conservancy it indicated it was doing both, complying with the Conservancy's first right

of refusal and complying with the surplus property law and offering this for open space or parkland. There are questions about how those interrelate and who has priority. Her suggestion would be to negotiate with Helix and other interested parties and cooperate as opposed to running into obstructions and keeping another entity from pursuing acquisition. It would be the decision of the board to determine the proper entity for ownership.

Dianne Jacob said the Conservancy Board could take the lead in putting together the other agencies to work with. She is very familiar with this area since it is in the supervisorial district she represents. El Monte Valley is a beautiful place which was expressed by some of the speakers. She thinks that the opportunity is before the Board to keep this in public ownership and the only way she knows how to do that is to move forward on exercising the Conservancy's First right of refusal and the option to purchase this land. She is not sure if the Board needs to do this today. There may be some other questions by Board members. She would like to frame a motion:

- 1) To accept and approve, in concept, the Conservancy's option to purchase at least the 2 parcels (Parcels A and C). She is unsure of the 3rd parcel, but will leave it on the table to look at;
- 2) To request the acting Executive Officer to negotiate a purchase agreement with Helix for the option parcel (maybe 3-5 years time) to work out all the details of the purchase; and
- 3) Request staff to work with the County of San Diego, Helix Water District, Padre Dam MWD, Lakeside's River Park Conservancy, the San Diego River Park Foundation, San Diego River Park Coalition, Lakeside Frontier Riders, East County Equestrian Foundation, and there may be others she did not mention that have an interest.

She is confident a deal can be put together. The idea with all those organizations would be to work together to find the funding in order to acquire these parcels and then the last part would be to report back to the Conservancy's next Board meeting for action. That was her proposal.

Ben Clay seconded the motion.

Andrew Poat asked if we are exercising the Conservancy's First right of refusal or putting together a proposal to purchase. It seems to him like there is a willing seller, interested party, but no deal.

Hayley Peterson responded that the letter the Conservancy received from Helix did not provide a specific deal as an offer, rather it was 60-day notification that would then trigger a negotiation period for a minimum of 90 days. Mr. Adams, El Monte Nature Preserve LLC, notified Helix they were interested in purchasing these parcels and that led to Helix declaring the properties surplus. At this point Helix cannot offer that land for sale without first addressing the Conservancy's First right of refusal and also the rights of other public agencies under the state's surplus property law.

Ben Clay the sense of the motion is there may be other public entities that may want to join with the Conservancy and put a coalition together to acquire up to 3 parcels.

Diane Jacob stated it is critical to keep these parcels in public ownership and there is definitely a strong public interest to do so. Secondly, she mentioned the trail and trail alignments and one of our core competencies here is the San Diego River Trail, but there are other aspects that are important such as restoration, Arundo and other invasive plant removal which consume a lot of ground water and then the potential for groundwater recharge. The ground water recharge was proposed years ago by the Helix Water District to have this location be a ground water recharge for the aquifer. It is more than just a trail and she wanted to emphasize that because it is critical, we keep this land in public ownership.

Karen Finn from Department of Finance asked if this motion is to exercise the Conservancy's First right of refusal. She said she did not see that on the agenda. She asked counsel, Hayley Peterson.

Dianne Jacob asked to respond first to Karen Finn's question. This FROR will be coming back for action at the next board meeting. So the first part of the motion was to indicate the Conservancy Board's intent to exercise its first right of refusal /option to purchase and then there are several parts of the motion if you want her to repeat it all. So the Board is not actually taking action today to exercise its option to purchase. She hoped her explanation helped clarify the motion.

Karen Finn added there is also a lot to do. She said the Board cannot exercise the option at the next meeting. The State Public Works Board is the acquiring entity for the San Diego River Conservancy. So certainly don't get too far ahead.

Bryan Cash responded to Karen Finn. The intent of the motion on the floor is to work with partners, as the Conservancy may not be the public entity doing the acquisition, given the complexity of going through the Public Works Board. It might be easier for another public entity in this region to do it. It is not starting down that road it is instructing the Acting Executive Officer to get things in motion and report back to the board.

Karen Finn asked if there was an appraisal done on the property.

Hayley Peterson responded that Helix, in preparation to surplus the property, performed an appraisal on the property. She has not seen a copy of it. At this point the total value is \$559,000.00, the breakdown is as follows: 15.61 acres is \$234,000, 2.53 acres is \$45,000, and 18.94 acres is \$280,000. It is more for information, not that this would be the amount required to purchase. Notifying Helix that the Conservancy is interested would start the good faith negotiations and under the surplus property law there is nothing in it that prohibits them from selling it for below Fair Market Value, and that is subject to negotiation and determining which parcels for fee interest or short of fee interest. Just to clarify the motion, the first step is for the Acting Executive Officer to notify Helix of the Conservancy's interest and work with partners in the community to investigate the importance of these 3 parcels and to negotiate terms. She felt this was consistent with the agenda which does label this item as informational/action but certainly this is not a done deal, nor something that is being approved as such today.

Karen Finn asked how the dollars figures mentioned were provided. She thought that comparable property values indicated by a sales comparison should be considered.

Ben Clay said the values mentioned are what Helix asserted. He thanked Karen Finn for her input.

Gary Strawn agreed with everything Supervisor Jacob said. Question for Michael Beck: he mentioned he would prefer an existing trail alignment in that area, what does he mean?

Michael Beck responded if this discussion today leads to acquisition and the trail goes on Parcel A, he would be thrilled. His concern about the Hanson Pond is that the trail not be located on the north side.

Roll Call for motion. Vote was unanimous (Ayes 8, Nays 0)

San Diego River Conservancy's Governing Board Members Roll Call Vote

Name	Ayes	Nays	Abstained	Absent
NRA: Bryan Cash	X			
DOF: Karen Finn	X			
DPR: Clay Phillips				X
Mayor: Brent Eidson				X
County Supervisor Dianne Jacob	X			
City of San Diego: Scott Sherman	X			
Ben Clay, Chair	X			
Ruth Hayward, Vice Chair	X			
Ann Haddad	X			
Andrew Poat	X			
Councilmember Todd Gloria				X

Ben Clay thanked the audience for coming down and sharing their concerns. We will be working with lots of you as this progress with a coalition of the willing to see what we can put together, how to raise the money and figure out how to make this work. It will be a long process as we move forward.

6. EXECUTIVE SESSION – 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.

Ben Clay announced the Conservancy's Acting Executive Officer will be Julia Richards. Effective September 1, 2015, she will take on the role of Executive Officer.

Meeting adjourned 4:35 p.m.

State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: **3**

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 October 5, 2015

ITEM: 4

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

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

SANDAG Qualcomm trail alignment

Presentation:
Ben Clay, Chair



SAN DIEGO RIVER TRAIL FACT SHEET



Overview

The San Diego River Trail (SDRT) is a collaborative effort between SANDAG, the San Diego River Conservancy, and the cities of San Diego and Santee, to complete a regional bikeway that will eventually extend from the Pacific Ocean through Santee.

Completing a trail from the ocean to the river's headwaters is a priority for the San Diego River Conservancy, as well as the City of San Diego, which adopted the [San Diego River Park Master Plan](#) in 2013. The master plan envisions a continuous trail along the river as it passes through the city.

SANDAG is leading the effort to complete the portion of the trail that is a component of the regional bike network – from the ocean east through Santee. This bikeway is one of several high priority regional trails included in the Regional Bike Plan Early Action Program, a \$200 million initiative to make biking easier, safer, and more attractive for San Diegans throughout the region.

The SDRT will be constructed in segments with priority given to completing projects that have funding or right-of-way available. The first segments being planned are: 1) the [QUALCOMM Stadium segment](#) from Fenton Parkway to Rancho Mission Road in the City of San Diego, and 2) the Carlton Oaks Golf Course segment from West Hills Parkway to Mast Park in the City of Santee. When the full trail is completed, it will extend 20 miles along the river and will provide a comfortable bike riding environment for people of all ages and abilities.

The Need

The project will help fulfill the vision laid out in the San Diego Regional Bike Plan to make riding a bike a useful form of transportation for everyday travel. As the San Diego River cuts through the center of the region and heavily developed Mission Valley, the river trail will connect the

(Continued on reverse)



401 B Street, Suite 800
San Diego, CA 92101
(619) 699-1900
Fax (619) 699-1905
sandag.org

SANDAGregion

@SANDAG

SANDAGregion





San Diego Trolley station on Fenton Parkway



Existing trail along Carlton Oaks golf course



Existing bike path at Pacific Highway

beach communities and eastern suburbs with shopping and employment centers along the river. The trail also enhances access to the San Diego Trolley Green line, as the path parallels much of the light rail line.

Project Status

QUALCOMM Stadium Segment

A study has been completed to identify a preferred alignment for the QUALCOMM Stadium Segment, which extends from Fenton Parkway through the stadium parking lot to the exit on the east side at Rancho Mission Road. The preliminary engineering and environmental phase will begin in 2015.

Carlton Oaks Golf Course Segment

Work also is underway to study alignment alternatives for this segment of the bikeway. The objectives of the study are to identify an alignment that serves the travel needs of bicyclists and pedestrians while protecting the river and its sensitive habitat, avoiding impacts on the ongoing operation of the golf course, and accounting for other potential uses in the area, such as an equestrian trail.

Project Schedule

QUALCOMM Stadium Segment

Phase	Completion Date
Plan Alternatives	Winter 2014
Final Environmental Document	Late 2015
Project Design	Spring 2016
Construction Complete	Spring 2017

Carlton Oaks Golf Course segment

Phase	Completion Date
Plan Alternatives	Spring 2015
Final Environmental Document	Summer 2016
Project Design	Summer 2017
Construction Complete	Winter 2017-2018

Project Funding

The current San Diego River Trail projects managed by SANDAG are funded by a grant from the California Coastal Conservancy and by the regional *TransNet* half-cent sales tax for transportation administered by SANDAG. The Regional Bike Plan Early Action Program, a *TransNet*-funded initiative, will pay for the following projects in the years shown below:

Project	Phase	Funding	Year
QUALCOMM Stadium	Construction	\$829,000	2016
Carlton Oaks Golf Course	Construction	\$7,412,000	2018
I-805 to Fenton Marketplace	Construction	\$1,741,000	2016
Short gaps connections	Construction	\$1,370,000	2016

For More Information

Visit KeepSanDiegoMoving.com/SDRiverTrail or contact Project Manager Stephan Vance at stephan.vance@sandag.org or (619) 699-1924.



Option to have route daylight in this location at cross-walk

Option to have route daylight in this location

Reconfigure concrete berm to accommodate bike route

Ramp up to meet concrete berm height

Option to ramp over low area in pavement where water pools at drain

Option to have route jog around low area

Optional route runs in front of bleachers for safety

228' from gates to bleachers

228'

Existing fence ends in this location. Propose new fence along river to the East

Potential removal of one to two gates for a two-way path

Provide striping and signage to guide users to / from Trolley Station to path

Proposed chain link fence

Existing Jersey Barriers

48' - 50' typ. dimension from curb to Jersey Barrier

Dimensions are from Jersey Barrier to Jersey Barrier beginning in this location and continuing North-East

Qualcomm maintenance route

50' typ. dimension from fence to Jersey Barrier

Painted red curb

Existing precast concrete barriers

48'

Drainage

Potential route

Existing stairs

Dirt pile

Alternative route

Route will hug the curb edge

Existing chain link fence

Existing gate

SAN DIEGO RIVER PATHWAY - QUALCOMM SEGMENT
 SCALE : 1"=50'-0"
 SEPTEMBER 22, 2014



State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: 5

SUBJECT: **DEPUTY ATTORNEY GENERAL REPORT
(INFORMATIONAL/ACTION)**

State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: **6**

SUBJECT: **SAN DIEGO RIVER TRAIL (*INFORMATIONAL*)**
The San Diego River Conservancy and the State Coastal Conservancy through Prop 84 provided funds to the County of San Diego constructed the 2.5 mile (El Monte Segment) of the Historic Flume Trail. Construction was completed by County of San Diego Department of Parks & Recreation staff and the California Conservation Corps.

Presentation:
Chuck Tucker, San Diego County

San Diego River Conservancy Gaps Analysis 60A and a Portion of 63 2.5 Miles County Flume Ownership



State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: 7

SUBJECT: **HELIX WATER DISTRICT'S SURPLUS LAND AND THE CONSERVANCY'S FIRST RIGHT OF REFUSAL (*ACTION*)**

The Board will consider a resolution to authorize the Executive Director to apply for River Parkways Grant Program funds and any other available funds that could be used to acquire 3 parcels totaling 37.08 acres (portions of APNs 392-060-29 [18.94 acres], 391-061-01 [2.53 acres], and 390-040-51 [15.61 acres]), which Helix Water District recently declared surplus.

Presentation:

Julia Richards, Executive Officer

Recommendation: Approve SDRC Resolution 15-04



Helix Water District

Setting standards of excellence in public service

7811 University Avenue
La Mesa, CA 91942-0427

(619) 466-0585
FAX (619) 466-1823
www.hwd.com

August 21, 2015

Julia L. Richards
Acting Executive Director
San Diego River Conservancy
1350 Front Street, Suite 3024
San Diego, CA 92101

Subject: Helix Water District Surplus El Monte Valley Parcels
APNs: 392-060-29, 391-061-01 and 390-040-51

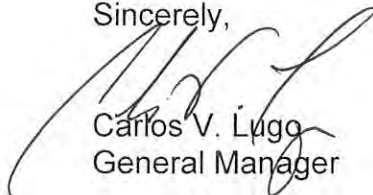
Dear Julia:

This letter is written in response to your correspondence of August 19, 2015, in which you advised the Helix Water District that the San Diego River Conservancy would like to exercise its first right of refusal and enter into good faith negotiations with the district. Pursuant to Government Code Section 54220 et seq., the district acknowledges and agrees to the terms set forth in the conservancy's letter.

I have signed and dated the enclosed letter of acceptance with today's date, thereby establishing the initial 180-day negotiation period to run through February 18, 2016. If the district and conservancy have yet to negotiate acceptable terms for the sale of one or all of the subject parcels by this date, an optional 90-day extension will be granted upon written request of the conservancy. During the negotiation period, the property will not be sold or transferred to anyone.

The district will anticipate progress reports from the conservancy.

Sincerely,



Carlos V. Lugo
General Manager

Enclosure



SAN DIEGO RIVER CONSERVANCY

1350 FRONT STREET, SUITE 3024
SAN DIEGO, CALIFORNIA 92101
PHONE (619) 645-3188
FAX (619) 238-7068
WWW.SDRP.CA.GOV



August 19, 2015

Mr. Carlos Lugo
District General Manger
Helix Water District
7811 University Avenue
La Mesa, CA 91942-0427

Dear Carlos,

We are in receipt of Mr. Geitz's letter dated July 16, 2015 providing notice of availability of three parcels owned by the Helix Water District that the District declared surplus on July 15, 2015. The parcels are identified as a portion of APN 392-060-29 (18.94 acres), a portion of APN 391-061-01 (2.53 acres), and a portion of APN 390-040-51 (15.61 acres) and are shown on the attached map.

Pursuant to California Public Resources Code Section 32646 and Government Code Section 54220 et seq., the San Diego River Conservancy (Conservancy) would like to exercise its First Right of Refusal and enter into good faith negotiations with Helix Water District. The Conservancy requests a 180 day negotiation period with an option for a 90-day extension. During this time the Conservancy will conduct community roundtable meetings with interested parties and work to identify funding opportunities, ownership interest and report back to the Conservancy's Board for any needed approvals. The Conservancy will report progress to Helix Water District as requested.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Richards".

Julia L. Richards
Acting Executive Officer

I acknowledge and agree to the terms set forth above on behalf of Helix Water District.

A handwritten signature in black ink, appearing to read "Carlos Lugo".

Carlos Lugo, General Manager
Helix Water District

Date: 8/21/2015

Resolution No: 15-04

**RESOLUTION OF THE GOVERNING BOARD OF
THE SAN DIEGO RIVER CONSERVANCY**

**AUTHORIZING THE EXECUTIVE OFFICIER TO APPLY FOR FUNDS FOR LAND
ACQUISITION IN THE EL MONTE VALLEY**

WHEREAS, the mission of the San Diego River Conservancy is to further the goals of its enabling legislation by conserving and restoring the lands and waters of the San Diego River watershed for the enjoyment of present and future generations; and

WHEREAS, the acquisition of 37.08 acres of land along the San Diego River (portions of APNs 392-060-29 [18.94 acres], 391-061-01 [2.53 acres], and 390-040-51 [15.61 acres]) (the project), recently surplus by Helix Water District, is consistent with San Diego River Conservancy's Strategic Plan Update (2012-1017): Program 1: *Conserve Land Along the San Diego River*, Program 2: *Recreation*, Program 3A: *Preserve and Restore Natural Resources, Remove Invasive Non-Native Plants and Restore the Land* and potentially Program 4: *Enhance Water Quality and Natural Flood Conveyance*; and

WHEREAS, the Legislature and Governor of the State of California have funds available for the River Parkways Grant Program; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of application(s) by the applicant's governing board; and

WHEREAS, the San Diego River Conservancy, if selected to receive River Parkways Grant Program funds, will enter into an agreement with the State of California to carry out the project; and

WHEREAS, additional funding may be available for the Project from other sources.

NOW, THEREFORE, BE IT RESOLVED that the San Diego River Conservancy's Governing Board:

1. Authorizes its Executive Officer to apply for and receive up to \$700,000.00 in funding from the California Natural Resources Agency (NRA) River Parkways Grant Program and to apply for any other available grant programs funding or other funding sources.
2. Authorizes use of funds to provide for due diligence, title report, land survey, property appraisals, property acquisition and related costs.
3. Appoints the Executive Officer, or her designee, as an agent to execute all applications, agreements, sub-grants, sub-contracts and other documents needed to secure funding for the Project.
4. Certifies that the San Diego River Conservancy understands the assurances and certification in the NRA application.
5. Certifies that the San Diego River Conservancy or title holder will have sufficient funds to operate and maintain the Project.
6. Certifies that the San Diego River Conservancy will work towards the State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1.
7. As funding is being obtained authorizes the Executive Officer to work with other governmental or non-profits entities to determine if best entity to hold land is the San Diego River Conservancy, subject to the Conservancy's first right of refusal and state Property Acquisition Law, or if best entity to hold land is another party for conservation purposes.

8. Directs Executive Officer to return to the Governing Board to request approval for any land acquisition on behalf of the San Diego River Conservancy.

Approved and adopted the 5th day of October 2015. I, the undersigned, hereby certify that the foregoing Resolution Number 15-04 was duly adopted by the San Diego River Conservancy's Governing Board.

Roll Call Vote:

Yeas: _____

Nays: _____

Absent: _____

 Julia L. Richards
 Executive Officer

San Diego River Conservancy's Governing Board Members Roll Call Vote

Name	Ayes	Noes	Abstained
CNRA: Bryan Cash			
DOF: Eriana Ortega/Karen Finn			
DPR: Vacant			
Mayor: Brent Eidson, designee			
County Supervisor Dianne Jacob			
Scott Sherman City of San Diego Councilmember			
Ben Clay, Chair			
Ruth Hayward, Vice Chair			
Ann Haddad			
Andrew Poat			
Speaker of the Assembly: Vacant			

State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: **8**

SUBJECT: **EXECUTIVE OFFICER'S REPORT (*INFORMATIONAL / ACTION*)**

The following topics may be included in the Executive Officer's Report. The Board may take action regarding any of them:

Administrative Services Manager position
El Monte Valley land acquisition – roundtable
Proposition 1 (Water Bond) overview and status update

Community Roundtable meeting

September 24, 2015 at 4:00 pm

Santee City Hall, Room 8A

Facilitator: Peter MacCracken, Strategic Communication

Subject: Possible acquisition of 3 parcels totaling 37.08 acres (portions of APNs 392-060-29 [18.94 acres], 391-061-01 [2.53 acres], and 390-040-51 [15.61 acres]), which Helix Water District recently declared surplus

Issues discussed:

1. Why am I participating?

Interest included: protect resources (natural, cultural, land, water and biological), wildlife corridor/connection, trail connections (sustainable trails, multi-use trails) habitat restoration (invasive plant removal), long term planning

2. How to buy parcels?

Identify and obtain funding: bond funds, state grant programs, federal grants (matching funds commit labor as percentage), private grants (non-profits), fundraising (donations and crowd funding), County redevelopment successor entities, possible mitigation sites.

3. Who to buy?

Public entities and then determine if best entity to hold land is another party for conservation purposes.

SDRC Board Members:

Ben Clay, Chair

Ruth Hayward, Vice Chair

SDRC Staff:

Julia Richards, Executive Officer

Dustin Harrison, Environmental Scientist

Attended by:

Christine Sloan, County of San Diego Parks and Recreation

Paul Clark, Operations Manager, Padre Dam Municipal Water District

Jeff Pasek, Watershed Manager, City of San Diego, Public Utilities Department

Robin Rierdan, Executive Director, Lakeside's River Park Conservancy

Jim Peugh, San Diego River Park Coalition

Rob Hutsel, Executive Director, San Diego River Park Foundation

Karen Ensall, President, Lakeside Frontier Riders

Julie Murphy, Vice President, East County Equestrian Foundation

Jason Showalter /Susie Murphy, San Diego Mountain Bike Association

Kathy Kassel, Executive Director, Lakeside Chamber of Commerce,

East County Economic Development Council, Jo Marie Diamond, President and CEO

Eric J. Lund, General Manager, East County Chamber of Commerce

Duane Pillsbury

Susan Flynn

State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: **9**

SUBJECT: **NEXT MEETING**

The next scheduled Board Meeting will be held Thursday,
November 12, 2015, 2:00-4:00 p.m.

State of California
San Diego River Conservancy

Meeting of October 5, 2015

ITEM: **10**

SUBJECT: **ADJOURNMENT**