

Helix Water District Surplus El Monte Valley Land

SAN DIEGO RIVER CONSERVANCY BOARD PRESENTATION

Bruce Beach, Partner
Best, Best & Krieger

September 10, 2020

EL MONTE SURPLUS LAND

OVERVIEW:

- Available Properties/San Diego River Conservancy ROFR
- Property Groupings & Summaries
- Appraised Values
- Options Available to SDRC Under Pub Resources Code
- Future Action- Mitigation Parcel
- Requested SDRC Board Action

EL MONTE SURPLUS LAND

Available Parcels- SDRC Jurisdiction



El Monte Valley Surplus Land – Property Groupings

S82: Extractive Use and A70:
Limited Agriculture

**1. Por 392-050-47
(78.9 acres)**

Existing Uses:

Leased to Embury-Pillsbury
for Equestrian Use

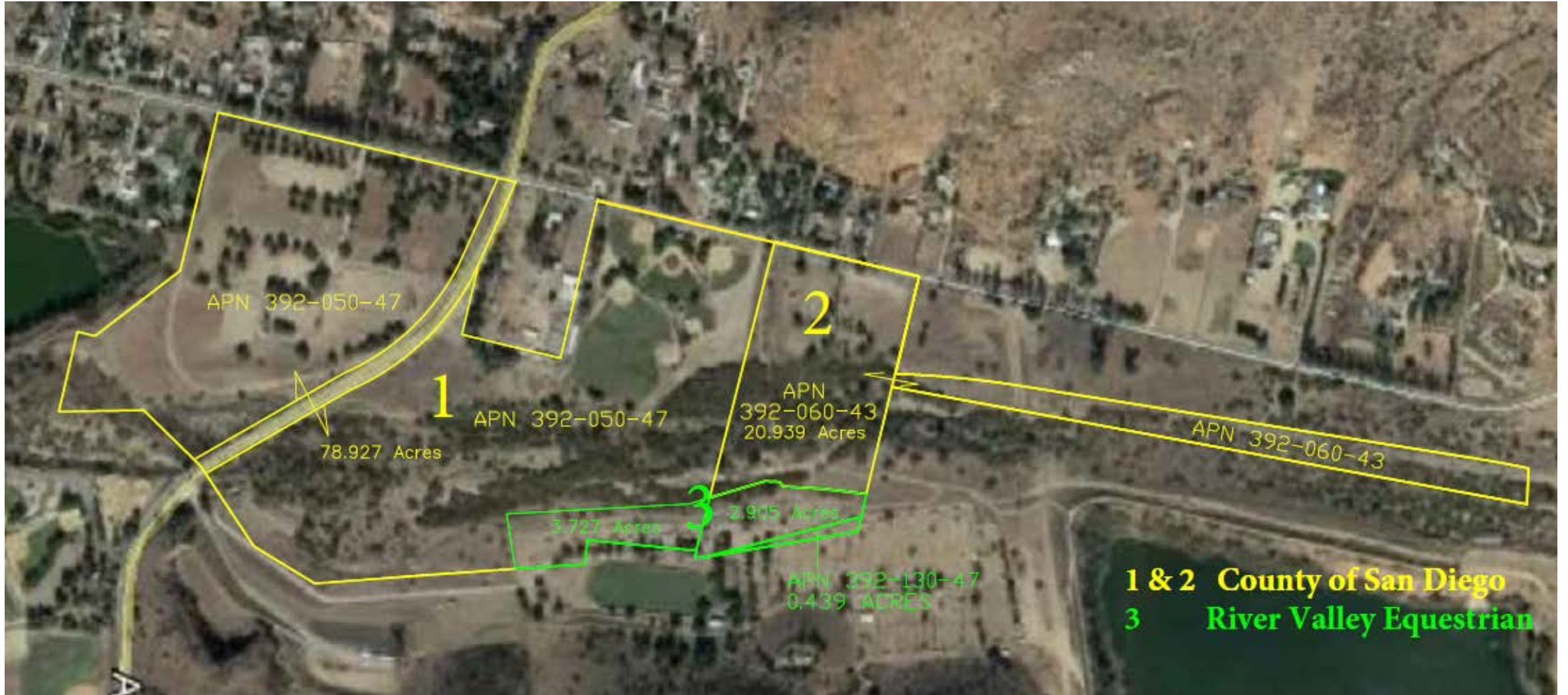
Leased to Lakeside American
Little League

River Bottom



EL MONTE SURPLUS LAND

Available Parcels- SDRC Jurisdiction



El Monte Valley Surplus Land –Property Groupings

S82: Extractive Use and
A70: Limited Agriculture

**2. Por 392-060-43
(20.9 acres)**

Existing Uses:

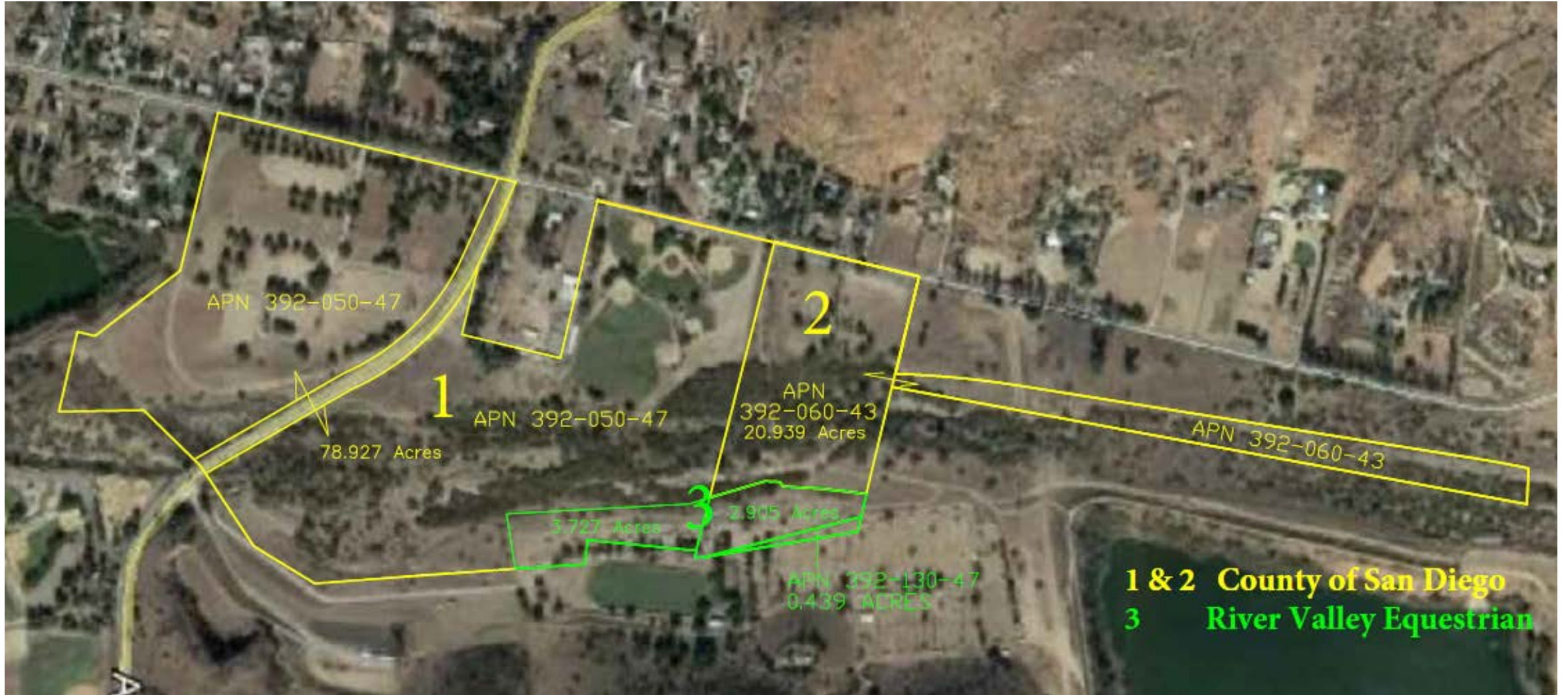
Leased to Tumbleweed
Riding Club for
Equestrian Uses

River Bottom



EL MONTE SURPLUS LAND

Available Parcels- SDRC Jurisdiction



El Monte Valley Surplus Land – Property Groupings

S82: Extractive Use and
A70: Limited Agriculture

3.

392-130-47 0.44 ac

Por 392-050-47 3.73 ac

Por 392-060-43 2.91 ac

= 7.08 ac

Existing Uses:

Leased to River Valley
Equestrian for Equestrian
Use



El Monte Valley Surplus Land – Appraised Values

APN	Size (Acres)	\$/Acre	Appraised Value
392-050-47	78.9	\$35,000	\$2,761,500
392-060-43	20.9	\$31,500	\$ 658,350
RVE	7.08	\$30,000	\$ 212,400

EL MONTE SURPLUS LAND

Options Available to SDRC

- Exercise ROFR and Enter into Negotiations with Helix
- Assign ROFR to Another Agency
- Waive ROFR
- No Action



El Monte Valley Surplus Land – Future Notice of Availability and ROFR Action Item

EL MONTE VALLEY SURPLUS LAND

SAN DIEGO RIVER CONSERVANCY ACTION REQUESTED:

- Authorize waiver of First Rights to the County of San Diego for the purpose of continuing existing open space and recreational uses;

AND -

- Authorize the Waiver of First Rights on the RVE portion to allow Helix to commence the Gov't Code Clearances and direct sell to River Valley Equestrian for continued recreational use.