



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

DAVE ROBERTS
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: February 3, 2016 and March 2, 2016

04

TO: Board of Supervisors

SUBJECT: VALLEY CENTER – THE SAIKI FAMILY LLC – ACQUISITION OF 147.65 ACRES (2/3/2016 – Set Hearing; 3/2/2016 – Hold Hearing) (DISTRICT: 5)

Overview

The County has identified approximately 147.65 acres in the Valley Center area available for acquisition. The property is located east of Lilac Road and west of Cole Grade Road (57th Edition Thomas Guide page 1070 D-7). Acquisition of the property will preserve high quality chaparral bisected by riparian forest that grows on either side of Keys Creek, which flows through the property. The property will preserve a key linkage within a Pre-Approved Mitigation Area in the Multiple Species Conservation Program Draft North County Plan. Subject to future funding and environmental review, the property may provide for a possible future extension of the planned Keys Creek Canyon community trail. The property, which is owned by the Saiki Family LLC, was appraised at \$1,476,500. In order to provide funding for the management and monitoring of the property, the Saiki Family LLC has agreed to donate \$765,000 to the San Diego Foundation to establish an endowment for the benefit of the property.

Today's request requires two steps. On February 3, 2016, it is requested that the Board set a hearing for March 2, 2016, and provide public notice of the hearing. If the Board takes the actions recommended for February 3, 2016, then on March 2, 2016 after making the necessary findings, the Board is requested to approve the purchase of Assessor's Parcel Numbers 185-201-34 and 185-451-15 from the Saiki Family LLC at the appraised value of \$1,476,500.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

On February 3, 2016

1. Set a hearing for March 2, 2016, at which time the Board of Supervisors may consider approving the purchase of Assessor's Parcel Numbers (APNs) 185-201-34 and 185-451-15 from the Saiki Family LLC for the appraised value of \$1,476,500.
2. Direct the Clerk of the Board of Supervisors to provide notice of said hearing via publication and posting as required by law.

If, on February 3, 2016, the Board takes the actions recommended in Items 1-2 above then,

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on March 2, 2016:

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15325, 15303, and 15304 because it involves the acquisition of land to preserve open space or lands for park purposes and existing conditions, consists of the construction of gates and fencing, and involves vegetation management and stormwater/erosion protection measures.
2. Approve and authorize the Director, Department of General Services to execute two originals of the Purchase and Sale Agreement and Joint Escrow Instructions for the purchase of APNs 185-201-34 and 185-451-15 for the appraised value of \$1,476,500 from the Saiki Family LLC.
3. Authorize the Director, Department of General Services, or designee, to execute all escrow related documents necessary to complete the purchase of APNs 185-201-34 and 185-451-15.
4. Authorize the Chairman of the Board of Supervisors to sign a letter of appreciation to Saiki Family LLC for the donation to the San Diego Foundation which will provide funding for use by the Department of Parks and Recreation for the management and monitoring of the property.

Fiscal Impact

Funds for this request are included in the Fiscal Year 2015-16 Operational Plan for the Multiple Species Conservation Program (MSCP) Acquisitions Fund. If approved, this request will result in current year costs of \$1,806,000 itemized as follows: \$1,476,500 for property acquisition; \$36,000 for staff, appraisal and ancillary costs to complete the transaction; \$3,500 for closing and title costs; and \$290,000 in one-time land protection costs, including initial stewardship that features installation of gates and fencing, vegetation management and stormwater/erosion protection measures (\$150,000) and the production of a Resource Management Plan including the associated Public Access Plan (\$140,000).

Total annual cost for land monitoring and management of the 147.65 acres are estimated at \$39,976. Management and monitoring costs will be reimbursed to the Department of Parks and Recreation based on interest earned from an endowment of \$765,000 to be established by the Saiki Family Trust through an agreement with the San Diego Foundation for the benefit of this property. In addition, there will be an estimated annual cost of \$129 for fixed charge assessments including fire standby and vector control. These costs will be absorbed within the Department of Parks and Recreation's existing budget. There will be no change in net General Fund cost and no additional staff years.

Business Impact Statement

N/A

Advisory Board Statement

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N/A

Background

The County has identified 147.65 acres in the Valley Center area east of Lilac Road and west of Cole Grade Road. Acquisition of the property will preserve a key linkage within a Pre-Approved Mitigation Area in the Multiple Species Conservation Program (MSCP) Draft North County Plan. The property includes high quality chaparral bisected by riparian forest that grows on either side of Keys Creek, which flows through the property. Contingent on future funding and environmental review, the property may provide for a possible future extension of the planned Keys Creek Canyon community trail.

Acquisition of the property will preserve a key linkage within a Pre-Approved Mitigation Area in the MSCP Draft North County Plan. The property includes high quality chaparral bisected by riparian forest that grows on either side of Keys Creek, which flows through the property. Contingent on future funding and environmental review, the property may provide for a possible future extension of the planned Keys Creek Canyon community trail.

Pursuant to the Purchase and Sale Agreement, the Saiki Family LLC has agreed to donate \$765,000 to the San Diego Foundation to establish an endowment for the benefit of the property. Interest earned from this endowment will provide funding for the management and monitoring of the property in perpetuity. The Department of Parks and Recreation will submit for annual reimbursements to the San Diego Foundation.

An adjacent landowner has agreed to provide an easement to allow access to the Saiki property from Lilac Road. Easements and potential encumbrances on the 147.65-acre property include a 1931 easement for ditches and canals in favor of the federal government. Water standby charges accrued by the seller with three water agencies will be dismissed at close of escrow when the County records a Covenant of Restrictions for Open Space Conservation. In the Covenant, the County will agree to preserve the property as open space in perpetuity and to not require any water agency services on the property. This will also exempt the County from future water standby charges as the property is being conserved. In order to meet the requirements of one of the three water agencies, the County Water Authority (CWA), the County will further agree to reimburse CWA (with interest) for past standby charges if the County ever uses CWA water on the property. No water from any of the three agencies is needed for current County plans for the property.

In a two-step process, it is requested that on February 3, 2016, the Board set a hearing for March 2, 2016 and provide public notice of the hearing. If the Board takes the actions recommended for February 3, 2016, then on March 2, 2016, after making the necessary findings, the Board is requested to approve the purchase of APNs 185-201-34 and 185-451-15 from the Saiki Family LLC for the appraised value of \$1,476,500.

Environmental Statement

The proposed acquisition of APNs 185-201-34 and 185-451-15 is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15325, as it involves the acquisition of land to preserve open space or lands for park purposes and existing

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conditions, CEQA Guidelines Section 15303, as the proposed project consists of the construction of gates and fencing, and CEQA Guidelines Section 15304, as the proposed project involves vegetation management and stormwater/erosion protection measures.

Linkage to the County of San Diego Strategic Plan

Today’s propose action for acquisition of land supports the Sustainable Environments Strategic Initiative in the County of San Diego’s 2015-2020 Strategic Plan by protecting natural resources, diverse habitats, and sensitive species as well as providing recreational opportunities that enrich area residents’ quality of life.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A – Site Map

Attachment B – Draft Letter of Appreciation to Saiki Family LLC

