

RESOLUTION NUMBER R- **266583**

ADOPTED ON SEP 15 1986

BE IT RESOLVED, by the Council of The City of San Diego, that the open space acquisition plan for the 1986 open space bond issue of \$20 million, a copy of which plan is contained in City Manager Report No. 86-273 and is attached to this resolution and incorporated herein, is hereby approved.

BE IT FURTHER RESOLVED, that approval of the open space acquisition plan does not commit the City to acquire all or any portion of the lands described in the plan but is merely a planning devise in order to allow for the prompt utilization of the proceeds from the bond sale.

BE IT FURTHER RESOLVED, that by adopting this resolution, the City Council is not precluding the owners of the properties described in the acquisition plan from utilizing the properties in any manner in accordance with applicable zoning and other regulations.

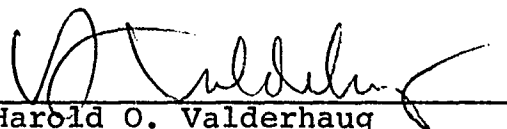
BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to expend an amount not to exceed \$300,000 from Open Space Bond Fund 79104 for appraisal and related costs of acreage in Los Penasquitos Canyon Preserve, Mission Trails Regional Park, Mission Valley Hillside B&C, Sera Mesa Hillside B, and Tia Juana River Valley.

BE IT FURTHER RESOLVED, that in addition to the sites specified in the plan described in City Manager Report No.

86-273, the three areas in District 3 as described in City Manager memorandum dated September 15, 1986, copy attached, as well as those areas listed in Park and Recreation Department memorandum dated August 20, 1986, copy attached, are hereby incorporated into the open space acquisition plan.

APPROVED: JOHN W. WITT, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

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The City of San Diego

MANAGER'S REPORT

DATE ISSUED: June 6, 1986 REPORT NO. 86-273
ATTENTION: Public Facilities Committee, Agenda of June 11, 1986
SUBJECT: Proposed Open Space Acquisition Plan for Fourth Bond
Issuance
REFERENCE: City Manager's Report No. 86-234, dated May 12, 1986,
Issuance of Open Space Bonds

SUMMARY

Issue - Shall Council approve the proposed new open space acquisition plan?

Manager's Recommendation - Approve the proposed acquisition plan.

Other Recommendations - None.

Fiscal Impact - None with this action.

BACKGROUND

At your May 14, 1986 meeting, the Committee voted to recommend approval of the issuance and refinancing of open space bonds. Included in this proposal was that in order to proceed to issue \$20,000,000 in new open space bonds, Council must commit the City to totally spending the new bond proceeds, plus currently remaining bond funds and interest earning (less a reasonable reserve to assure debt coverage) within three years of the bond issuance. Current funds are already targeted to Council approved projects. The only additional direction required on those funds, other than reprogramming as additional funds become available, relates to balances remaining from Council District 3 and 4 allocations.

It was also stated at your May 14 meeting that if the bonds were approved, we would return to your next meeting with a proposed new acquisition plan. It was stressed that in order to meet the three year time commitment, adoption of the new plan would be required within 60 to 90 days.

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DISCUSSION

A review of the Council's adopted Open Space Retention List shows that the majority of parcels remaining to be acquired are recommended for "retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both." However, there are a number of parcels remaining to be acquired where the retention method is identified as purchase. Because of the size and configuration of these parcels, it appears that purchase would be the only way these areas can be retained as open space.

Therefore, it is recommended that proceeds from this final bond issuance be directed to remaining areas to be acquired by purchase in the City's two largest open space parks - Los Penasquitos Canyon Preserve and Mission Trails Regional Park, which are the first and second priorities on the Council's adopted Open Space Retention List - and natural canyon areas in urbanized communities. Specific areas recommended for consideration, prioritized within each of these three categories, are:

Number on Retention List

1. Los Penasquitos Canyon Preserve

Lopez Canyon - 66 acre parcel at southwest end of Lopez Canyon, including canyon bottom, slopes and finger canyon land.

Penasquitos Canyon - approximately 200 acres, including several separate parcels, northerly of land to be traded to the City by Genstar (subject to voter approval).

Penasquitos Creek - 26 acre parcel including creek and wetlands area at west end of Penasquitos Canyon (pending action on Senate Bill No. 1692, currently in the "appropriations suspense file," which would provide for State acquisition).

Penasquitos Canyon - approximately 400 additional acres north of current City ownership.

2. Mission Trails Regional Park

Fortuna Mountain - 491 acre parcel currently owned by San Diego State University

West Fortuna - 13 acre San Diego Unified School District parcel (on the District's "Proposed Exchange/Sell" list); and approximately 600 acres of Navy land - part of which is planned to be traded for a 159 acre park owned parcel which is north of proposed alignment of State Route 52.

Hollins Lake - 126 acre Water Utilities site which is planned as a major park activity area.

Padre Bay Arm - 19 acre Water Utilities site, planned as active park area, to be developed and maintained by the City of La Mesa.

Natural Canyons in Urbanized Communities

37. Mission Valley Hillside B&C - approximately 20 acres, in several parcels, of canyon bottom and steep slopes, east of Highway 163 and south of I-8.
81. Serra Mesa Hillside - 91 acres in two parcels in the center of Serra Mesa.

Tia Juana River Valley

Purchase parcels within the floodplain.

Rough preliminary estimates on all these areas total between \$30 and \$40 million, considerably above the \$20 million in bonds to be issued. Because of the severe penalties if this \$20 million is not spent in three years, it is felt that to identify more than we expect to be able to acquire is both logical and judicious. Using this approach, if we are unable to consummate part of these acquisitions, it will not jeopardize meeting the commitment that must be made before the bonds can be issued.

It would be our intention to begin the appraisal process on these lands immediately. This may result in higher overall appraisal costs; however, it is felt necessary and prudent to meet our commitments.

If this approach is supported, staff will return with specific parcel recommendations and a request for authorization of appraisal funds, so that the acquisition process may begin as quickly as possible. At that time we will also provide specifics on the estimated two additional staff and/or consultant positions to assist in handling this acquisition program.

During Council discussion on authorization for the fourth open space bond issuance, some members indicated that retention of inner City canyons remained a high priority. In reviewing the retention list, our conclusion was that these areas are already in the acquisition process, already developed, or consist basically of backyards - which it has been our policy not to pursue. If there are areas - on the list or otherwise - which you would like to have considered, now is the time to bring those areas forward.

It is suggested that if this proposal is not accepted in its entirety, staff be given approval to proceed on those portions which are approved. This would allow us to return to you more quickly with specific parcel information and a request for appraisal funding on those areas approved, and assist us to meet the time expenditure requirements of the new bond funds.

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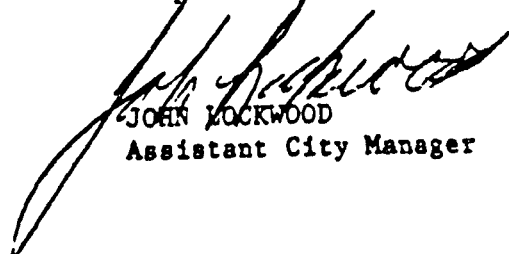
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As previously directed, we would also anticipate continuing to return to you with "opportunity" purchase information as unique situations come to our attention.

ALTERNATIVE

Modify the proposed acquisition plan.

Respectfully submitted,



JOHN LOCKWOOD
Assistant City Manager

LOVELAND/WES

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REVISED NOVEMBER 16, 1983

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
1	Los Penasquitos Canyon Preserve (Penasquitos Canyon)	From Junction I-5 and I-805, east between Penasquitos and Mira Mesa to I-15; including southerly parallel Lopez Canyon	114-A	A	2,384 acres acquired or in process. S, P
2	Mission Trails Regional Park (Cowles-Fortuna)	From Lake Murray north along east city boundary to Miramar N.A.S.	107-A	A	4,673 acres acquired or in process. P(1)
3	Mission Valley	East from Presidio Park area along north side of I-8 to Mission Gorge Road.	100-A	A	S
4	Rose Canyon	East of I-5, from San Clemente Canyon north and east to I-805.	96-A	A	Acquired
5	Chollas Radio System	From vicinity I-15/I-5, north and east to Euclid and Market, then branches.	94-A	A	99 acres acquired. S, P
6	Penasquitos Lagoon Carmel Valley McGonigle Canyon	From Sorrento Valley area west to I-5, easterly to vicinity Black Mountain Park.	94-A	A	S(2)
7	Tia Juana River	Border Field State Park east to I-5 along Mexican border.	94-A	A	S, P (3)
8	Up-Town Canyon (Maple)	Vicinity Maple and Curlew, northeasterly to Fourth Avenue.	87-B	A	Acquired
9**	Mid-City Canyons (Switzer only)	East of Balboa Park, from Laurel St. north and east to Redwood.	78-B	A	19 acres acquired or in process.
10	Kensington Hillside	West of Fairmount Avenue, between I-8 and Adams Avenue.	74-B	A	34 acres in process of acquisition.

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

(1) Additional acres to be retained will be identified following Council decision on Route 52 alignment. Attempts will continue to obtain public lands by other than purchase.

(2) Depending on the outcome of litigation involving the City and SDG&E, Penasquitos Lagoon may come into City ownership.

(3) Portion now in process of purchase by Coastal Conservancy.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING A. CATEGORY	1983 RATING B. CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
11	Sorrento Valley Addition	West of Sorrento Valley Rd., vicinity Estuary Rd., northerly along AT&SF RR tracks, adjoining Torrey Pine, St. Park.	65-D	99-B	S
12	Carroll Canyon B	East-west canyon between Miramar Rd. and Mira Mesa community, easterly beyond Scripps Ranch.	66-C	96-B	S
13	San Dieguito - San Pasqual Valley	Both sides of I-5, from Del Mar line easterly to County line.	87-B	94-B	S
14	Gonzales Canyon	East of El Camino Real, north of Black Mt. Rd., almost to County line.	51-E	93-B	S
15	Mid-City Additions B	Vicinity of Fairmount and 47th, north and east along Chollas Parkway. Another branch to Krenning Street.	51-E	92-B	P
16	University A, D, F	Large, irregular areas from vicinity I-5 and Sorrento Valley Rd. south and east to vicinity Miramar N.A.S.	37-G	90-B	S
17	Chicarita Creek C	East of I-5, from Carmel Mountain Rd. south & east to vicinity of Poway Grove.	61-D	88-B	S
18	Sorrento - Carroll Canyon	East of I-805, north of Miramar Rd., vicinity AT&SF rail road tracks.	74-B	86-B	S
19	University	West of I-5, north of Genesee.	53-F	85-B	S
20	**Otay River Valley	East of Beyer Boulevard to I-805.	64-D	84-B	P

(A) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
21	** Otay River A	West of I-5.	43-F	83-B	S
22	Tecolote Canyon Addition B, C, D, E, F	Five areas north and west of Linda Vista Rd., south of Marlesta.	56-D	83-B	P
23	Mid-City Canyons Addition C	East of Balboa Park, from Highway 94 northerly to Hawthorne Street.	32-G	82-B	S&P
24	East Elliott Hillside A & B	South and east of Navy property, north of Mission Trails Regional Park.	64-D	80-B	S
25	San Ysidro - Otay Hillside	Large U-shaped area along Mexican border, from Otay Mesa Rd. to City line.	64-D	80-B	S
26	Lusardi Creek	Vicinity Black Mountain Rd. along the creek from City line to City line.	50-E	79-B	S
27	** Paradise Canyon (Includes Paradise Canyon Addition A & B, #108)	East of National City, easterly almost to Meadowbrook.	78-B	79-B	S
28	Lago Dorado	Adjoins City-owned property north of Miramar Reservoir.	62-D	77-B	S
29	Carroll Canyon A	South of Carroll Canyon Rd. and Fenton Rd. vicinity of El Camino Drive.	60-D	76-B	S
30	** San Clemente Addition (Section A)	South of San Clemente Canyon, just west of I-805, vicinity Limerick Avenue.	60-D	76-B	S&P

(*) S -- Retention through the subdivision/PRB process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (#)
31	San Dieguito Valley	East of I-5, south of Via de la Valle, almost to El Camino Real.	33-G	76-B	S
32	La Jolla F	West of Soledad Rd., north of Kate Sessions Park.	37-G	75-B	S
33	La Jolla D & E	South of Soledad Open Space Park, north of Kate Sessions Park.	77-B	74-B	S
34	**Rose Canyon F, G, I (F only)	West of I-805, south of La Jolla Village Drive, vicinity University Towne Center.	36-G	74-B	S
35	Mid-City Addition BF	East of I-805 to Thorn Street.	N/A	74-B	P
36	North City South C & D	Irregular corridor between Carmel Valley and Penasquitos Canyon.	62-D	73-B	S
37	Mission Valley Hillslides B & C	South of I-8 from Highway 163 east to I-805.	66-C	72-B	S
38	Navajo A & B	Irregular area south of Mission Gorge Rd. west of Golfcrest.	43-F ¹	72-B	S
39	Elliott D	West of Fortuna Mountain (Includes portion of Prison Site land).	74-B	71-B	S&P
40	**Mid-City Canyons (34th Street Canyon only)	North of Highway 94, west of I-805, northerly to Nutmeg.	78-B	71-B	S&P

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
41	Mid-City Addition BI	Vicinity Home & Euclid, NW to Dwight.	N/A	71-B	P
42	Mission Valley Hillsides D	South of I-8 from I-805 to I-15.	65-D	70-B	S
43	La Jolla K	Along Fay Avenue, from Soledad Open Space Park to Nautilus.	65-D	69-C	S
44	Stevenson Canyon	North of Balboa Avenue west of Clairemont Drive.	42-F	68-C	S&P
45	Elliott C	Irregular area east of Santo Rd., north of Clairemont Mesa Boulevard.	52-E	67-C	S
46	Carmel Mountain B	East of I-15, vicinity Rancho de los Penasquitos.	46-F	66-C	S
47	Crest Canyon	West of I-5, north of Mango Way.	54-E	66-C	S
48	Mission Valley Hillsides	South of I-8, from vicinity Presidio Park to Highway 163.	68-C	66-C	S
49	**Otay River B	Between I-5 and Beyer Boulevard.	71-C	66-C	S
50	Rancho Bernardo A & C	North of Rancho Bernardo Rd. along City Line.	63-D	65-C	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
51	La Jolla Farms	Oceanfront between Ellentown Rd. and La Jolla Farms Rd.	54-E	64-C	S
52	Mira Mesa B	North of Carroll Canyon west of Mira Mesa.	71-C	64-C	S
53	Chicarita Creek A	East of I-15, north of Mira Mesa Blvd.	33-G	63-C	S
54	Mid-City Addition BG	East of Home, between Fairmount and Euclid.	N/A	62-C	S&P
55	Mid-City BT	West of 54th; south of Pirotte; east of Euclid.	N/A	62-C	S&P
56	Valencia Canyon	South of Imperial, north of Valencia Park Elementary School.	N/A	62-C	P
57	La Jolla G & H	East of Rutgers Rd., west of Cardeno Drive.	70-C	61-C	S
58	Penasquitos Canyon L	East end of Lopez Canyon, to Blythe Rd.	65-D	61-C	S
59	Kensington College Area	East of Fairmount Drive, south of Montezuma.	43-F	60-C	S
60	Scripps Ranch A	East of I-15, north of Carroll Canyon Dr.	28-H	60-C	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
61	Up-Town Canyon Additions A	Vicinity of Heritage Park.	37-G	60-C	S&P
62	Mid-City Canyon Addition CE	West of 31st, between Broadway and 'B' St.	N/A	60-C	S&P
63	**Alvarado (A Section)	North of I-8, vicinity Adobe Falls.	42-F	59-C	S&P
64	Chollas Creek E & F	East of I-805, north and east to Skyline Drive.	49-E	58-C	S&P
65	North City North D, E, F	Irregular areas east of El Camino Real and both sides of Black Mountain Road.	39-G	58-C	S
66	**Penasquitos Canyon (M, E, I only) B, C, D, E, F, G, H, I, M, N	Outer fringe areas of Penasquitos Canyon.	38-G	58-C	S
67	Penasquitos Slopes E	East of Black Mountain Park, west of Penasquitos Drive.	55-E	58-C	S
68	Mid-City Addition BH	Vicinity Home and Fairmount, north to Redwood.	N/A	58-C	S&P
69	Carmel, McGonigle, etc. G	South and east of Carmel Valley Rd., east through Deer Valley.	54-E	57-D	S
70	Penasquitos Slopes C	North of Carmel Mountain Rd., then north and west to vicinity Black Mountain Park.	52-E	57-D	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
71	**Elliott I (North of Aero Blvd.)	East of I-15, south of Tierrasanta Blvd.	47-F	56-D	S
72	Up-Town Canyon Additions B	South of University, south and west to Dove Street.	48-E	56-D	S
73	Rancho Bernardo E	East of I-15, vicinity Battle Mountain.	59-D	55-D	S
74	Serra Mesa Hillside C	West of I-15, north of Friars Road.	48-E	55-D	S
75	Mid-City BX	South of Federal Boulevard and MacArthur	N/A	55-D	P
76	**Penasquitos (B, C, D, N only) B, C, D, E, F, G, H, I, M, N	Outer fringe areas of Penasquitos Canyon	38-G	54-D	S
77	Penasquitos Slopes D	Irregular area west of I-15, north of Rancho Penasquitos Rd.	62-D	54-D	S
78	Black Mountain	Adjacent to Black Mountain Park.	72-C	53-D	S&P
79	La Jolla C	South of Torrey Pines Rd., south and east to Soledad Open Space Park.	68-C	53-D	S
80	Mira Mesa A	East of Sorrento Valley Rd., south of Lusk Boulevard.	47-F	53-D	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
81	Serra Mesa Hillside B	North of Friars Road, west of Mission Village Drive.	63-D	53-D	S&P
82	Up-Town Canyon Additions C	West of First Avenue, north of Brookes Avenue.	38-G	53-D	S&P
83	North City North G	East of I-5, north of Carmel Valley Rd.	41-F	52-E	S
84	Paradise Hills Addition A	South of Paradise Valley Road at Munda Road.	N/A	52-E	P
85	Elliott G	East of I-15, north of Friars Road.	38-G	51-E	S
86	Elliott J	East of I-15, north of Tierrasanta Blvd.	46-F	51-E	S
87	Mid-City BV	Vicinity of Quince and 45th Street.	N/A	51-E	S&P
88	North City North B	East of I-5, north of Del Mar Heights Road.	33-G	50-E	S
89	Mid-City Canyon Addition CD	West of 31st Street, between A & B Streets.	N/A	50-E	S&P
90	Black Mountain	South of Black Mountain Park, east of Black Mountain Road.	57-D	48-E	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
91	North City South A & B	East of 105, south of Carmel Valley Rd.	47-F	48-E	S
92	Penasquitos Slopes A	West of Black Mountain Rd., north of Sundance.	38-G	48-E	S
93	University Gardens	North of Governor, east of Gullstrand.	N/A	48-E	S&P
94	Mid-City Addition BD	East of I-805, south of Sycamore.	N/A	48-E	S&P
95	Chicarita Creek B	East of I-15, between Mira Mesa Blvd., and Poway Road.	46-F	47-F	S
96	Mid-City Additions A	North of Highway 94, south and east of Home Avenue.	52-E	47-F	S
97	**Penasquitos A & K (K only)	South of Penasquitos Canyon, north and west of Mira Mesa community.	57-D	47-F	S
98	Mid-City Addition BB	East of Home, between I-805 and Fairmount.	N/A	47-F	S&P
99	La Zanja Canyon	West of Black Mountain Park.	40-F	46-F	S
100	Serra Mesa Hillside A	East of I-805, west of Murray Ridge Rd.	20-H	46-F	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (A)
101	University B, C, & E	Three separate areas, east of I-805, north of Miramar Road.	24-H	46-F	S
102	La Jolla EB	Vicinity of Muirlands Dr. and El Camino del Teatro.	N/A	46-F	S
103	East Miramar D	South of Beeler Canyon Rd., east of Sycamore Canyon Rd.	35-G	45-F	S
104	Rancho Bernardo D	East of I-15, south of Battle Mountain.	69-C	45-F	S
105	Mid-City Canyon Addition CC	West of 30th, between E & B Streets.	N/A	45-F	S&P
106	Southeast A	West of Euclid, south of Oceanview, east of Ozark St.	N/A	45-F	S
107	North City South E, F, G, H, I, J, K	Seven small areas east of I-5, vicinity Arroyo Sorrento Rd.	31-G	44-F	S
108	Penasquitos Slopes B	East of Black Mountain Rd., north of Carmel Mountain Rd.	44-F	44-F	S
109	Mid-City Canyon Addition CB	West of 28th, between Broadway and A St.	N/A	43-F	S&P
110	Mid-City Addition BE	Between Poplar Street, and Hollywood Park.	N/A	42-F	S&P

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.
P -- Retention through purchase.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
111	Up-Town Canyon AA	West of Reynard Way, between Maple and Spruce.	N/A	42-F	S
112	Up-Town Canyon Addition AB	West of 163, from Upas to Brookes.	N/A	42-F	S
113	Serra Mesa Hillside G	West of I-805, vicinity of Mission Center Road.	32-G	41-F	S&P
114	**Elliott I (South of Aero Blvd.)	East of I-15, south of Aero Blvd.	47-F	40-E	S
115	**San Clemente Addition (Section B)	South of San Clemente Canyon, east of Regents Road.	60-D	40-F	S
116	Chollas Creek H	North of Skyline Drive, west of Meadowbrook.	30-G	39-G	S&P
117	Serra Mesa Hillside F	East of I-805, north of Friars Road.	47-F	39-G	S
118	**Penasquitos Canyon A & K (A only)	North of Penasquitos Canyon, vicinity of El Camino Real.	57-D ^t	38-G	S
119	South University City A	North of Highway 52, east of Regents Rd.	30-H	38-G	S&P
120	Up-Town Canyon Additions D	West of Park Blvd., south of Robinson Avenue.	51-E	38-G	S&P

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

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PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
121	Elliott H	East of I-15, north of Friars Rd.	42-F	35-G	S
122	Mid-City Addition BC	East of I-805, south of Sycamore.	N/A	35-G	S
123	Mid-City Canyon Addition CA	North of Broadway, west of 27th.	N/A	35-G	S
124	Mid-City Addition BN	Vicinity Spa and Streamview.	N/A	34-G	S
125	Carmel, McGonigle, etc. B, C, D, E, F	Five small areas at east end of McGonigle Canyon.	48-E	33-G	S
126	La Jolla EA	North rim of La Jolla Country Club.	N/A	33-G	S
127	Mid-City Addition BK	Between Isla Vista, Auburn and Dwight.	N/A	33-G	S
128	Mid-City Addition BL	Between Auburn, Lantana and Wightman.	N/A	33-G	S
129	Mid-City Addition BM	Between Auburn and University.	N/A	33-G	S
130	Carmel, McGonigle, etc. A	Very small area north of Carmel Valley Rd., vicinity of Shaw Valley Rd.	24-H	32-G	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

01061

R-266583

PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
131	Chollas Creek B	East of I-5, north of Division Blvd., west of 43rd.	30-G	31-G	S
132	Up-Town Canyon Additions AC	West of Alameda, between California and Sheridan.	N/A	31-G	S
133	**Alvarado (B section)	North of I-8, west of Waring Rd.	42-F	30-G	S
134	Serra Mesa Hillslides E	North of Friars Rd., both side slopes of Mission Village Drive.	34-G	30-G	S
135	Mid-City Addition BJ	Between Altadena, Auburn and Loris.	N/A	30-G	S
136	Mid-City Addition B0	Between Elm, Fir and Deaton.	N/A	30-G	S
137	Serra Mesa Hillslides DA	East of I-805, vicinity of Fireside Ave.	N/A	29-H	S
138	Elliott FA	South of Tierrasanta, west of Santo.	N/A	26-H	S
139	South University City C	North of Highway 52, east of Genesee.	29-H	25-H	S
140	**Rose Canyon F, G, I (G only)	West of Genesee, north of Governor Dr.	36-G	24-H	S

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.

P -- Retention through purchase.

(**) Evaluation area changed.

01062

R-266583

PROPOSED RE-EVALUATED OPEN SPACE RETENTION LIST

NO.	AREA NAME	GEOGRAPHICAL LOCATION	1978 RATING & CATEGORY	1983 RATING & CATEGORY	RECOMMENDED METHOD OF RETENTION (*)
141	East Miramar C	South of Beeler Canyon Rd., west of Sycamore Canyon Rd.	42-F	22-H	S

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266583

(*) S -- Retention through the subdivision/PRD process, application of zoning restrictions, or a combination of both.
P -- Retention through purchase.

CITY of SAN DIEGO
MEMORANDUM

*Dist in Chambers
9-15-86 by
Daryl
mp*

FILE NO. :
DATE : September 15, 1986
TO : Councilmember Gloria McColl
FROM : Assistant City Manager
SUBJECT : District 3 Areas Recommended for Acquisition as Open Space

This is in response to your communication of September 12, 1986, regarding today's docket item #108, Approval of Open Space Acquisition Plan and Appraisal Costs - Fourth Bond Issuance.

As stated in our report on item #108, when PF&R approved this item, the Committee also directed the Manager to review additional areas for inclusion in this acquisition plan. Manager's Report No. 86-377, presented to PF&R August 13, 1986, recommended several areas be added to this plan - including the four District 3 areas mentioned in your memo. PF&R did not take action on those recommendations but directed the Manager to report back on four issues unrelated to the District 3 areas.

Rather than delay action on this item, it is suggested that Council be requested to include the four District 3 areas cited in your memo - i.e., west side of Fairmount immediately south of I-8; Eugene Place, vacant parcels on the southern slopes of Mission Valley and Ellison Place. This may be done without change to the appraisal funds requested, as we had already asked for an amount sufficient to cover these additional areas in case they were approved by Council.

Other areas recommended to PF&R for inclusion in the acquisition plan were the following areas in Uptown - Albatross (C), Dove (M-6) (Goldfinch Canyon), Old San Diego (M-1), Brooks (AB), and Washington Boulevard (F-3). If Council so desired, these areas also could be incorporated into today's action.


JOHN LOCKWOOD

WES:NA:cht

cc: Mayor and Councilmembers
Park and Recreation Director

01064

R- 266583

CITY of SAN DIEGO
MEMORANDUM

FILE NO. 1

DATE : August 20, 1986

TO : Councilman William D. Jones Via Assistant City Manager

FROM : Park and Recreation Director

SUBJECT: Criteria Used for Open Space Land Purchases

This is in response to your memorandum of August 1, 1986, which requested recommendations regarding acceptability for open space purchase of vacant parcels suggested by the Planning Department in their memo of July 18, 1986. Parcel designations indicated are identical to those applied by the Planning Department. Our comments and recommendations are based on on-site field surveys of the areas involved. "Acceptability" is determined by whether or not an area meets the legal definition as stated in the Municipal Code, as "Open Space means any area that is characterized by existing openness and undeveloped or substantially undeveloped natural conditions."

SOUTHEAST SAN DIEGO COMMUNITY

Parcel A

There is no vacant lot on the northwest corner of Imperial Avenue and 25th Street. That parcel is occupied by a Church's Fried Chicken shop and a paved parking lot. We consider it to be unacceptable for open space purchase.

Parcel B

As stated by Planning, this parcel is not vacant, but is occupied by an auto dismantling facility. It is flat, barren, severely disturbed, and we consider it to be unacceptable for open space purchase.

Parcel C

This parcel is relatively level, with some gentle undulations, covered mostly with grass, shrubs and a few trees. It has a concrete drainage ditch at the south end. Access is adequate, but because of its proximity to Interstate 5 and 15, the auto noise level appears extremely high and annoying. We consider it to be marginally acceptable for open space purchase. Land in the Highway 252 area to the east would be much more preferable in terms of access, location, noise level and physical attractiveness; however, depending on the ultimate use of this area, open space may be acquirable through means other than purchase.

01065

Parcel D

The southern portion of this site is severely disturbed; the northern portion is visually attractive, covered with grass, shrubs and trees. It appears to be used by some people as a convenient dumping ground. We consider it to be acceptable for open space purchase. Access appears adequate, both by auto and by trolley, and the noise level was not noticeably high. In order to retain existing vegetation, which is its most attractive feature, it would probably be limited primarily to passive/picnic uses. Liaison with CALTRANS has revealed that they no longer own this land. Their former holdings have been sold to MTDB and a private development group.

Parcel E

This parcel is severely disturbed, with the appearance of recent grading and removal of vegetation. We consider it to be unacceptable for open space purchase.

Parcel F

Of the 4.03 acres in this parcel, 1.6 acres are already subject to an open space easement granted to the City by the Guymon Aras developers through Map No. 9962. Because of the topography, as well as the disturbed condition and drainage problems mentioned by Planning, we consider it to be marginally acceptable for open space purchase.

Parcel G

This parcel consists primarily of flat, barren land on the north side of Martin Luther King, Jr. Way, with adjoining severely disturbed, sheer slopes and portions of a couple of vegetated small side canyons. Evaluated on its own, we would consider it to be unacceptable for open space purchase. Evaluated as an extension of the City-owned Radio Canyon open space, we consider it to be marginally acceptable for open space purchase. Tentative Parcel Map 86-0715, Euclid Business Park, has been submitted for this parcel. Under the terms of this map, the disturbed slopes will be graded and planted to remove the existing erosion scars, and 3.6 of the total 7.9 acres, including the slopes, will be subject to an open space easement.

Skyline-Paradise Hills Community

The three sites mentioned are all immediately adjacent to developed or undeveloped park sites. They could be logical extensions of these parks, depending on the need and/or desirability when judged by population-based park standards. They are all flat, mostly barren, and unattractive sites that we consider to be unacceptable for open space purchase.

Your memo further requested that the Park and Recreation Department propose how to best update the criteria that is used for open space purchase, as to not exclude smaller parcels within urbanized communities.

These criteria, which were approved by Council, were used as evaluation tools during the 1983 re-prioritization of open space. During PF&R Committee and Council deliberations on the resulting open space retention list, there was considerable discussion of the need for fairness and equity, resulting in a tentative proposal for a separate Mid-City and Inner-City list. Final Council approval of the retention list, however, recognized the legitimacy of the established criteria and deleted the proposed separate list, but addressed the equity concern by approving recommendations contained in PF&R Committee Consultant Analysis 83-23 and 83-25. These recommendations included: "The Retention List is, first and foremost, a plan. As such, it is not an absolute guide to which areas will be purchased and to the precise order in which they will be purchased...priority ratings are one of the factors to consider in making a decision to purchase." The consultant also stated, "During Public Facilities and Recreation discussion of the Open Space Retention List, the subject of equity in open space acquisition was raised...In an effort to balance these interests, I have recommended purchase of 3 specific open space areas and a significant expenditure of funds in two mid-City Council Districts (3&4). Because the value of many parcels is undetermined at this time, I recommend retaining some flexibility in the parcels to be selected in districts 3 and 4. Staff can look to the Councilmember of the Districts 3 and 4, as well as community group input, to determine the priority order of expending those \$5 million in each district. Since choices will probably be necessary, the logical assistance in making those choices will come from district representatives."

Since Council has stated its intention to acquire lands outside their order on the list in order to address the equity issue, we conclude that it would be unnecessary to change the evaluation criteria for open space. We also recognize that because of this issue, and other overriding considerations, Council may direct acquisition of lands for open space which staff may not normally recommend for purchase.

GEORGE I. LOVELAND

WES:DP:cht

01067

R- 266583

The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATE OF UNALLOTTED BALANCE AC 8700142

ORIGINATING DEPT. NO.: 441

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount \$ 300,000.00 Fund 79104

Purpose Authorizing the expenditure of funds for appraisal and related costs of acreage in Los Penasquitos Canyon Preserve, Mission Trails Regional Park, Mission Valley Hill-sides B & C; Serra Mesa Hill-sides B; and Tia Juana River Valley

Date July 31, 1986

By: *J. Johnston*
AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/EQUIP	FACILITY	AMOUNT
1			79104	101	4638	028255				\$300,000.00
TOTAL AMOUNT										\$300,000.00

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said moneys now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ _____

Vendor _____

Purpose _____

Date _____, 19____

By: _____
AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

NOTE: Contingent upon approval of FY'87 Appropriations Ordinance

AC 8700142

R-266583

SEP 15 1986

01068

108

SEP 15 1986

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-266583* SEP 15 1986
Number Adopted