

001685

REQUEST FOR COUNCIL ACTION
 CITY OF SAN DIEGO

 1. CERTIFICATE NUMBER
 (FOR AUDITOR'S USE ONLY) 01/08
 N/A 1065

 TO: CITY ATTORNEY
 2. FROM (ORIGINATING DEPARTMENT): Real Estate Assets Department
 3. DATE: November 8, 2007

4. SUBJECT: Sikes Adobe Sale to San Dieguito River Park Joint Powers Authority

 5. PRIMARY CONTACT (NAME, PHONE, & MAIL STA.) Lane MacKenzie, (619) 236-6050 MS 51-A
 6. SECONDARY CONTACT (NAME, PHONE & MAIL STA.) Steve Geitz, (619) 236-6311 MS 51-A
 7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED X

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	30246	9. ADDITIONAL INFORMATION / ESTIMATED COST:	
DEPT.		Cost: None.	
ORGANIZATION		Fiscal Impact: \$170,000 sale proceeds to be deposited into Water Dept Fund 30246	
OBJECT ACCOUNT	78335	Job: 223323	
JOB ORDER		Thomas Guide Page: 1150 B-3	
C.I.P. NUMBER			
AMOUNT	\$170,000		

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	<i>[Signature]</i>	11/9/07	8	DEPUTY CHIEF	<i>[Signature]</i>	11/20/07
2	WATER DEPARTMENT	<i>[Signature]</i>	11/13/07	9	C.O.O.	<i>[Signature]</i>	
3	DSD/EAS	<i>[Signature]</i>	11/14/07	10	CITY ATTORNEY	<i>[Signature]</i>	11/20/07
4	LIAISON OFFICE	<i>[Signature]</i>	11/16/07	11	ORIGINATING DEPARTMENT	<i>[Signature]</i>	
5	FINANCIAL MANAGEMENT	<i>[Signature]</i>	11/16/07	DOCKET COORD: _____ COUNCIL LIAISON _____			
6	EOCP MEMO 5-3-95			<input checked="" type="checkbox"/> COUNCIL PRESIDENT <input type="checkbox"/> SPOB <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO: _____ COUNCIL DATE: 1/8/08			
7	AUDITOR	<i>[Signature]</i>	11/20/07				

 11. PREPARATION OF: RESOLUTION(S) ORDINANCE(S) AGREEMENT(S) DEED(S)

- Authorize the Mayor or his designee to execute a Grant Deed (form of attached) in favor of the San Dieguito River Park Joint Powers Authority, for the sale of the Sikes Adobe property, identified as a portion of Rancho Bernardo, according to Map recorded in Book 2, Page 462 of Patents, in the Office of the County Recorder of San Diego County.
- Authorize the Auditor to accept fair market value compensation in the amount of \$170,000 for the subject 5.742-acre parcel, and deposit the funds into the Water Department Enterprise Fund 30246, Account 78335, "Sale of Land".

 11A. STAFF RECOMMENDATIONS: **Adopt the Resolutions**

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 5 - Maienschein

COMMUNITY AREA(S): San Pasqual

ENVIRONMENTAL IMPACT: This activity is categorically exempt from CEQA, pursuant to State CEQA Guidelines, Section 15316(b).

ACTION REQUESTED BY: Real Estate Assets Department.

DESCRIPTIVE LOCATION: Southeast of I-15 and Via Rancho Parkway.

VALUATION: Appraised fair market value of \$170,000, by Peter N. Robertson, MAI. Date of value September 21, 2007.

ATTACHMENTS: Grant Deed (form of), vicinity map, legal description and plat map

 CITY CLERK INSTRUCTIONS: **DO NOT RECORD.** Return Documents to Real Estate Assets Department, Attn: Stephen L. Geitz, MS 51-A, for further handling.

001686

Built about 1870, the Sikes Adobe Historic Farmstead has been deemed significant as featuring one of the oldest structures in San Diego County, and one of the few remaining adobes in the region. The Farmstead represents a legacy of Old California and our ranching and farming history. Restoration of the Sikes Adobe Historic Farmstead began in April, 2003. The site will be transformed into a living museum, with full restoration of the house and its interior furnishings. The historic gardens, the Adobe creamery, the windmill, the corral and the wheat fields that once flourished on the property will also be re-established."

EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO

DATE ISSUED:	REPORT NO:
ATTENTION:	Council President and City Council
ORIGINATING DEPARTMENT:	Real Estate Assets Department
SUBJECT:	Sikes Adobe Sale to the San Dieguito River Park JPA
COUNCIL DISTRICT(S):	Five
CONTACT/PHONE NUMBER:	Stephen L. Geitz; (619) 236-6311

REQUESTED ACTION:

- 1) Authorize the Mayor or his designee to execute a Grant Deed in favor of the San Dieguito River Park Joint Powers Authority, for the sale of the 5.742-acre Sikes Adobe property.
- 2) Authorize the Auditor to accept fair market value compensation in the amount of \$170,000 for the subject 5.742-acre parcel, and deposit the funds into the Water Department Enterprise Fund 30246, Account 78335, "Sale of Land".

STAFF RECOMMENDATION: Staff recommends adopting the Resolutions.

EXECUTIVE SUMMARY:

The subject 5.742-acre Sikes Adobe property was acquired by the City of San Diego Water Department, in the early 1900's, for watershed purposes, as part of the Lake Hodges Dam Project. The property remained idle for many years, and was incorporated into the San Pasqual Valley Agricultural Preserve, established by Council Resolution in 1970. In 2003, the City granted a Permit to the San Dieguito River Park Joint Powers Authority (JPA) for access and use of approximately 1.90 acres of the subject site, which included the right to rehabilitate and restore the existing Sikes Adobe Farmstead structures, originally built on the property in the late 1800's.

Regrettably, the majority of the farmstead structures, recognized as a State Point of Historic Interest, and a City of San Diego Historic Site, were destroyed in the October 2007 wild fires. It is the intention of the JPA to reconstruct these structures, following the acquisition of the subject property from the City. It is to be noted that due to the fact that the farmstead structures were in delapidated condition prior to the JPA's occupancy and commencement of their restorative efforts, the contributory value, if any, of the adobe farmstead structures was not considered in the fair market value conclusion of the 5.742-acre property. As such, the recent loss of the structures had no impact on the value of the subject property.

The conveyance of the subject property will not include water rights, as they will be retained by the City, through a deed restriction. Further, the property is to be preserved in accordance with the San Pasqual Valley Plan, adopted by the City Council on June 27, 1995, (Resolution No. 286043). To this end, prior to any restoration work or other contemplated uses of the site by the JPA, including, but not limited to, an interpretive center, and/or JPA offices, an environmental document, prepared in compliance with CEQA, will be completed to address the potential

impacts to the site. Development of the site, beyond the restoration of the farmstead structures, would require re-zoning, in that the subject property lies within the Agricultural Preserve. All proposed restorative work or other uses shall be presented to the City's Historical Resources Board for consideration and assistance in developing mitigation measures for inclusion in the CEQA document, to ensure the protection of the property's historic context.

FISCAL CONSIDERATIONS:

\$170,000 will be deposited into Water Department Fund 30246.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

February 17, 2005 – Rancho Bernardo Community Planning Board approved the lease and/or purchase of the site by the JPA, provided that the above-stated use provisions were instituted.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: None.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

City of San Diego Water Department
San Dieguito River Park Joint Powers Authority



James F. Barwick
Real Estate Assets Director



William Anderson
Deputy Chief Operating Officer

106
1/8/08

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS
DESIGNEE TO EXECUTE A GRANT DEED IN FAVOR OF
THE SAN DIEGUITO RIVER PARK JOINT POWERS
AUTHORITY, FOR THE SALE OF THE SIKES ADOBE
PROPERTY

WHEREAS, the Sikes Adobe property [Property], is identified as a portion of Rancho
Bernardo, according to Map recorded in Book 2, page 462 of Patents, in the Office of the County
Recorder of San Diego County; and

WHEREAS, the appraised fair market value and the negotiated purchase price for the
parcel is \$170,000 for the subject 5.742-acre parcel; and

WHEREAS, the City of San Diego Water Department [City] acquired the Property in the
early 1900s, for watershed purposes, as part of the Lake Hodges Dam Project.; and

WHEREAS, the conveyance of the subject Property will not include water rights, as they
will be retained by the City, through a deed restriction; and

WHEREAS, the Property is to be sold to the San Dieguito River Park Joint Powers
Authority and is to be preserved in accordance with the San Pasqual Valley Plan, adopted by the
City Council on June 27, 1995 and amended July 19, 2005 (Resolution No. 300686); NOW,
THEREFORE,

BE IT RESOLVED, that the Mayor or his designee is authorized to execute a Grant Deed
in favor of the San Dieguito River Park Joint Powers Authority for the sale of the Sikes Adobe
Property.

BE IT FURTHER RESOLVED, that the City Auditor and Comptroller is authorized to accept the fair market value compensation from the San Dieguito River Park Joint Powers Authority in the amount of \$170,000 for the subject 5.742-acre parcel, and deposit the funds into the Water Department Enterprise Fund 30246, Account 78335, "Sale of Land."

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Todd Bradley
Deputy City Attorney

TB:bas
11/20/07
01/03/08 COR.COPY
Or.Dept:READ
R-2008-461
MMS #5591

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

001691

WHEN RECORDED MAIL TO:

San Dieguito River Park Joint Powers Authority
18372 Sycamore Creek Road
Escondido, CA 92025
Attn: Susan Carter, Deputy Director

FORM OF

GRANT DEED

THE CITY OF SAN DIEGO, a municipal corporation, in the County of San Diego, State of California, ("Grantor"), for a valuable consideration, DOES HEREBY GRANT to **THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY**, a Joint Powers Authority formed under the Joint Exercise of Powers Act (California Government Code § 6500 et seq.) ("Grantee") all that real property described as follows:

See Exhibit "A" Legal Description, and Exhibit "B" Plat, attached hereto, and by this reference made a part hereof.

Grantor hereby reserves all rights, title, and interest in any and all subsurface natural gas, oil, minerals, and water on or within the premises. In no event shall Grantee conduct drilling on or near the property granted hereby.

IN WITNESS WHEREOF, the City of San Diego has caused this deed to be executed by its Mayor or his designee, pursuant to Resolution of the Council authorizing such execution, this _____ day of _____, 20____.

THE CITY OF SAN DIEGO

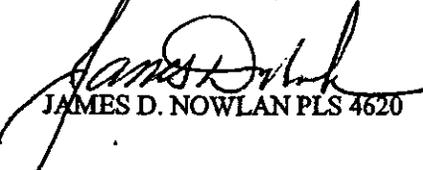
By: _____
James F. Barwick, Director
Real Estate Assets Department

EXHIBIT "A"

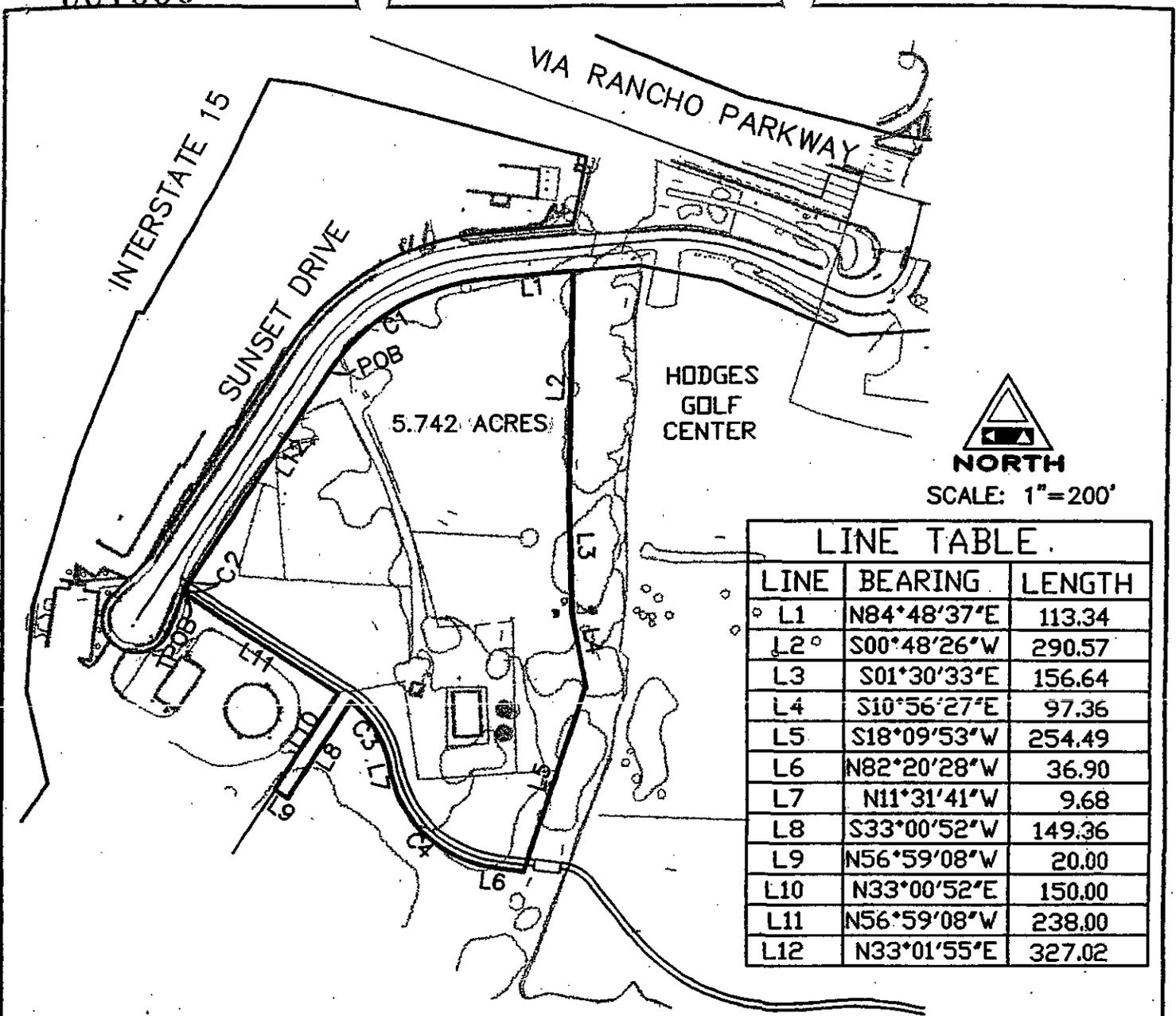
THAT PORTION OF A CERTAIN TRACT OF LAND DESIGNATED "M. BARNETT" ON LICENCED SURVEY MAP NO. 180 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 8, 1915, BEING A PORTION OF THE SIKES TRACT, BEING A PORTION OF RANCHO BERNARDO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF RECORDED IN BOOK 2, PAGE 462 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF A 270.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SUNSET DRIVE, 60 FOOT WIDE, AS SHOWN ON RECORD OF SURVEY MAP NO. 16483 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 23, 2000; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE SOUTH 33°01'55" WEST 327.02 FEET TO A 91.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE ALONG SAID CURVE 16.71 FEET THROUGH A CENTRAL ANGLE OF 10°31'10" TO THE TRUE POINT OF BEGINNING; THENCE RETRACING TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG SAID 270.00 FOOT RADIUS CURVE, 244.00 FEET THROUGH A CENTRAL ANGLE OF 51°46'43"; THENCE NORTH 84°48'37" EAST 113.34 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00°48'26" WEST 290.57 FEET; THENCE SOUTH 01°30'33" EAST 156.64 FEET; THENCE SOUTH 10°56'27" EAST 97.36 FEET; THENCE SOUTH 18°09'53" WEST 254.49 FEET; THENCE NORTH 82°20'28" WEST 36.90 FEET TO A TANGENT 160.53 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE ALONG SAID CURVE 198.40 FEET THROUGH A CENTRAL ANGLE OF 70°48'47"; THENCE NORTH 11°31'41" WEST 9.68 FEET TO A TANGENT 139.47 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE ALONG SAID CURVE 97.04 FEET THROUGH A CENTRAL ANGLE OF 39°51'47"; THENCE SOUTH 33°00'52" WEST 149.36 FEET; THENCE NORTH 56°59'08" WEST 20.00 FEET; THENCE NORTH 33°00'52" EAST 150.00 FEET; THENCE NORTH 56°59'08" WEST 238.00 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 5.742 ACRES MORE OR LESS


JAMES D. NOWLAN PLS 4620





SCALE: 1"=200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°48'37"E	113.34
L2	S00°48'26"W	290.57
L3	S01°30'33"E	156.64
L4	S10°56'27"E	97.36
L5	S18°09'53"W	254.49
L6	N82°20'28"W	36.90
L7	N11°31'41"W	9.68
L8	S33°00'52"W	149.36
L9	N56°59'08"W	20.00
L10	N33°00'52"E	150.00
L11	N56°59'08"W	238.00
L12	N33°01'55"E	327.02

RANCHO BERNARDO PB2, PG 462



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	270.00	51°46'43"	244.00
C2	91.00	10°31'10"	16.71
C3	139.47	39°51'47"	97.04
C4	160.53	70°48'47"	198.40

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
517 Fourth Avenue • Suite 201 • San Diego, Ca. • 92101
Tel: (619) 234-9411 • Fax: (619) 234-9433

James D. Nowlan
James D. Nowlan PLS 4620

SIKES LEASE PARCEL
OVER A PORTION OF RANCHO BERNARDO
PATENT BOOK 2, PAGE 462
CITY OF SAN DIEGO TO
SAN DIEGUITO RIVER
JOINT POWERS AUTHORITY

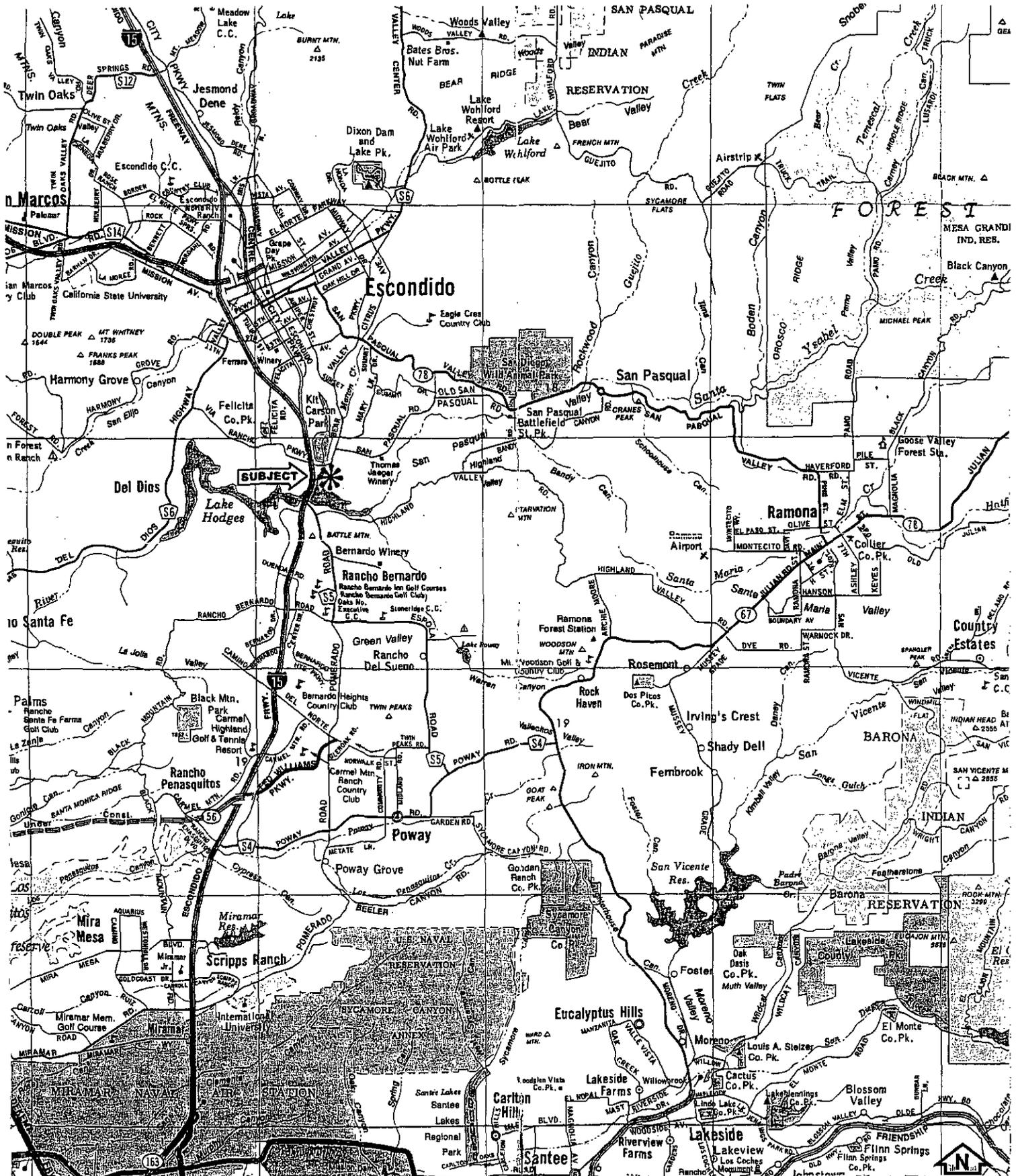
PROPERTY INFORMATION SUMMARY

Sale of City Property to San Dieguito River Park Joint Powers Authority

1. **Address of Property/Council District:** Southeast of I-15 and Via Rancho Parkway
2. **APN:** 272-131-08
3. **Size of Parcel:** 5.742 Acres
4. **Improvements:** Farmhouse and support structures; lost in recent fires (see attached before / after photos).
5. **Zoning/Allowed uses:** AGI-1; agricultural zoning classification – entire parcel is within the San Pasqual Valley Agricultural Preserve.
6. **Date of Acquisition:** 11/24/1939
7. **Price at Acquisition:** \$3.75 million for 3,500 acre Lake Hodges watershed properties.
8. **Origin of funds at Acquisition:** City Water Utility Funds
9. **Buyer:** San Dieguito River Park Joint Powers Authority (JPA)
10. **Reason for sale of Property:** Excess watershed property, to now be maintained by JPA
11. **Sales Price:** \$170,000
12. **Distribution of Proceeds:** \$170,000 to Water Department Enterprise Fund 30246, Account 78335 "Sale of Lands"
13. **Gain (or loss) on this sale of Property:** \$170,000 gain at sale
14. **Map of Property:** See attached.
15. **Photos of Property:** See attached.

Comments:

REGIONAL LOCATION MAP



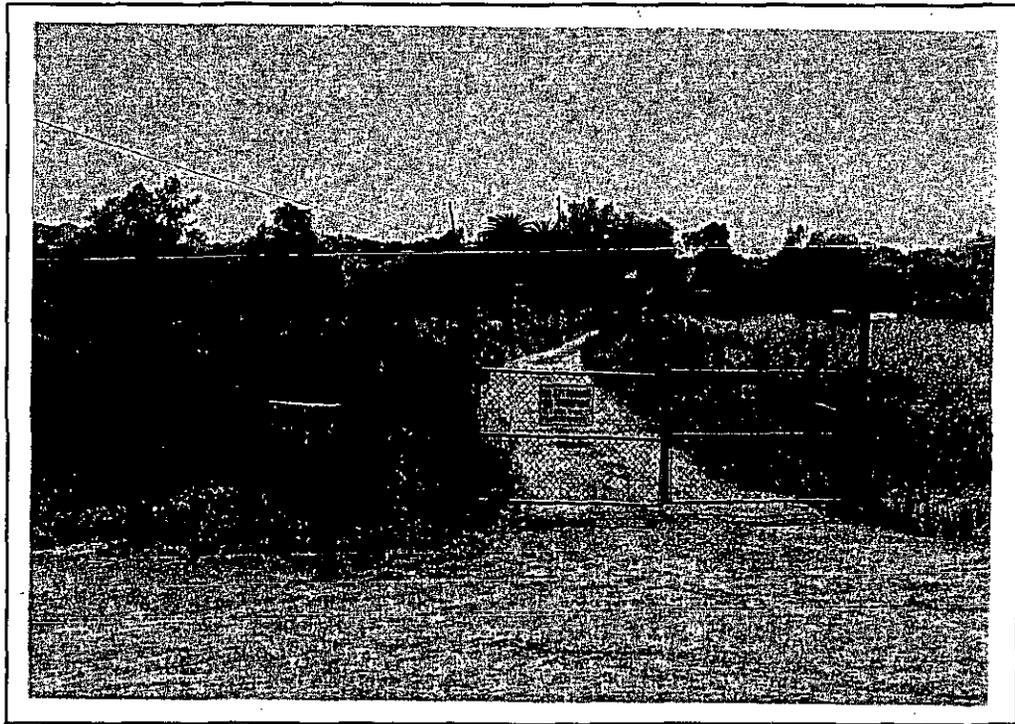
05-20: Sikes Adobe - San Pasqual

Note: Not To Scale

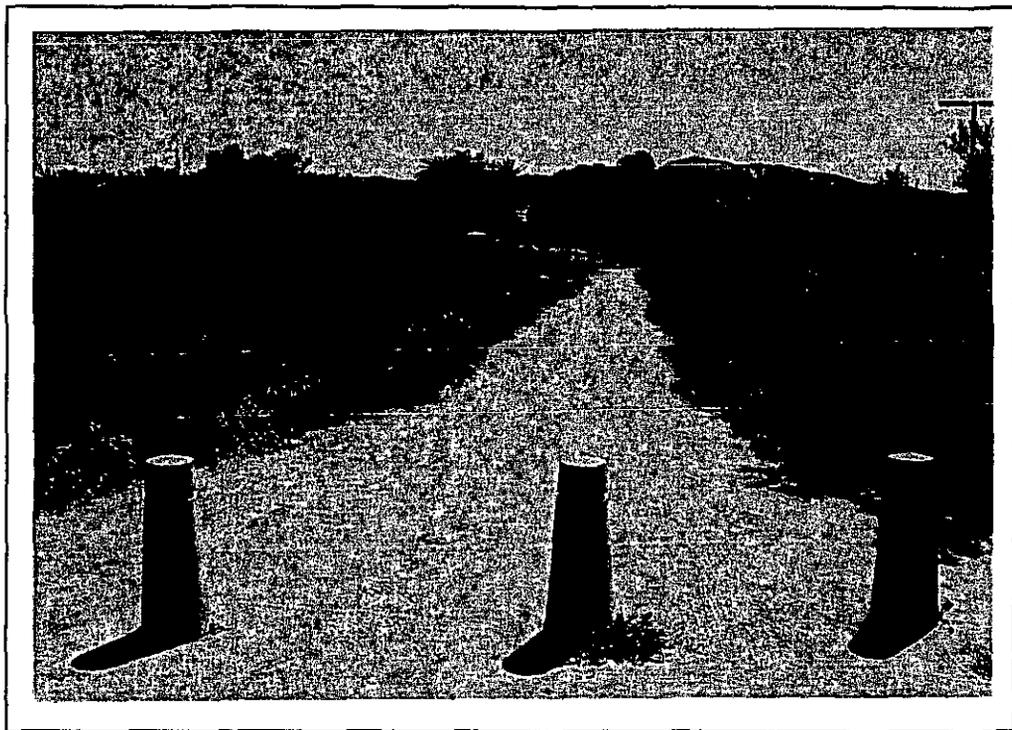
AERIAL PHOTOGRAPH OF SURROUNDING NEIGHBORHOOD



SUBJECT PHOTOGRAPHS

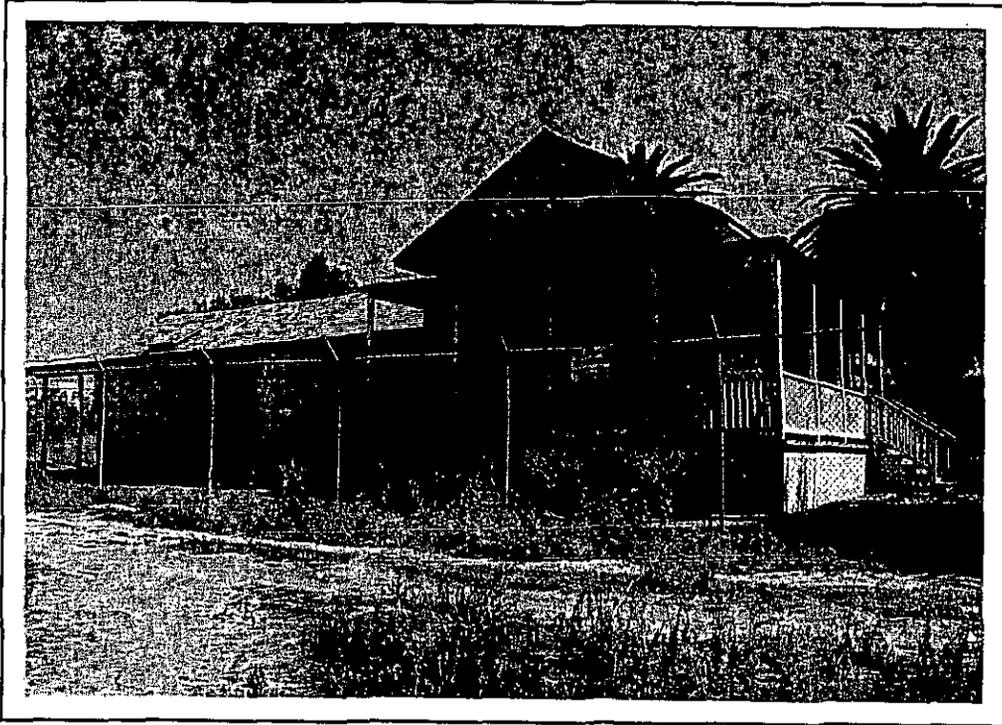


SOUTHEASTERLY AT GATED DRIVEWAY ENTRANCE OFF SUNSET DRIVE

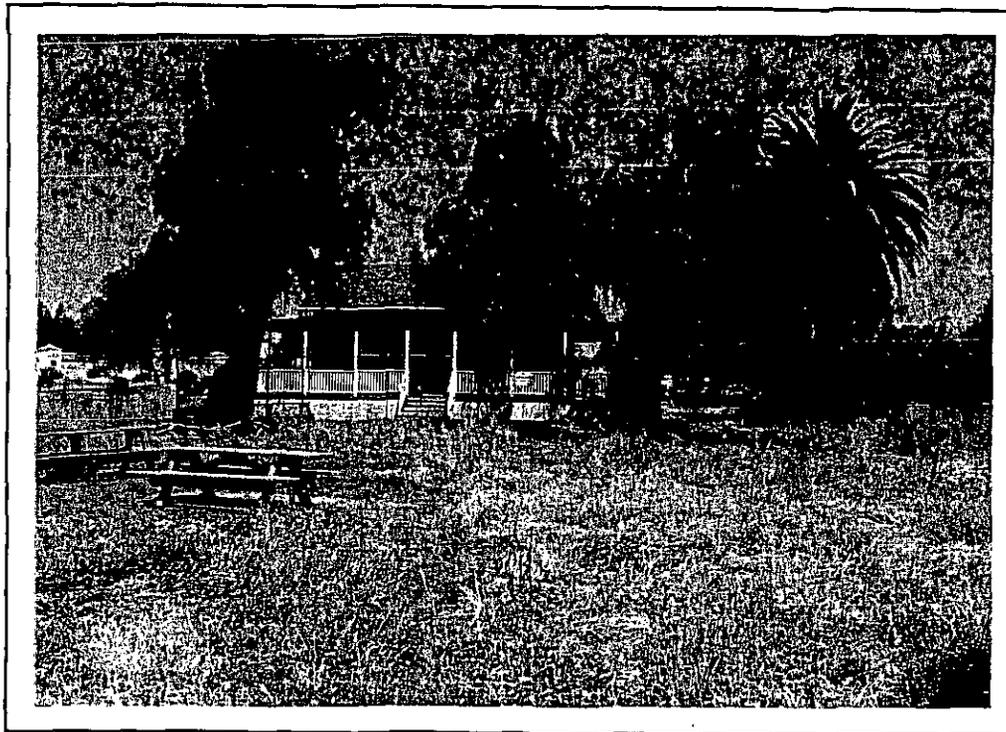


SOUTHEASTERLY FROM NEAR SUNSET DRIVE CUL-DE-SAC AT PEDESTRIAN PATH

SUBJECT PHOTOGRAPHS

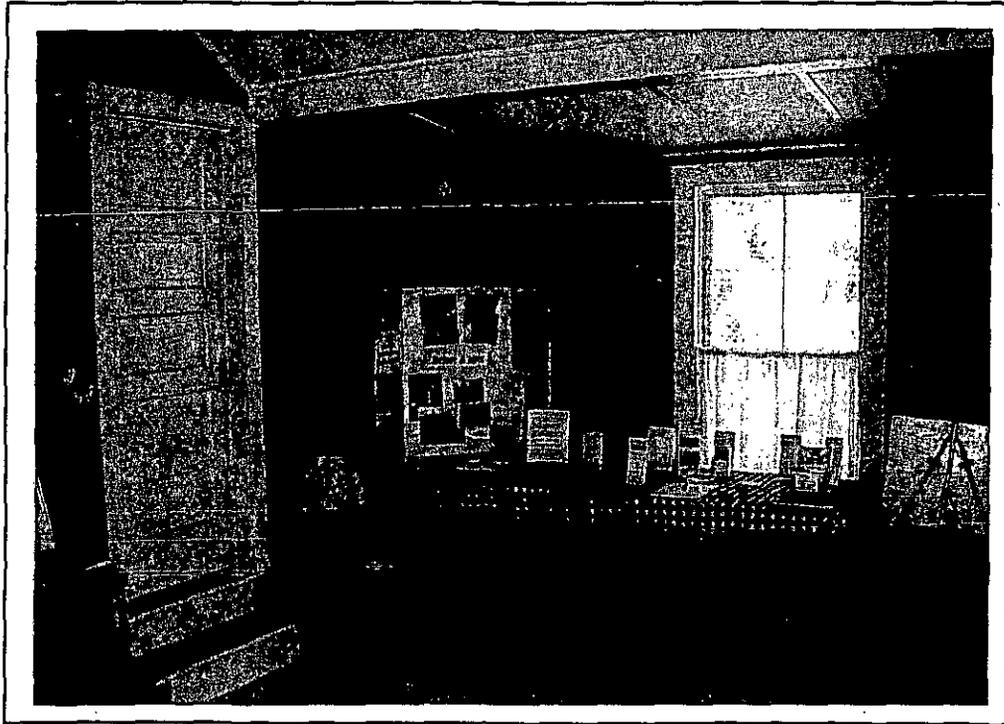


EASTERLY AT SIKES ADOBE HISTORIC FARMHOUSE STRUCTURE



NORTHERLY AT DEVELOPABLE BUILDING PAD AREA IMMEDIATELY SOUTH OF SIKES ADOBE FARMHOUSE STRUCTURE

SUBJECT PHOTOGRAPHS

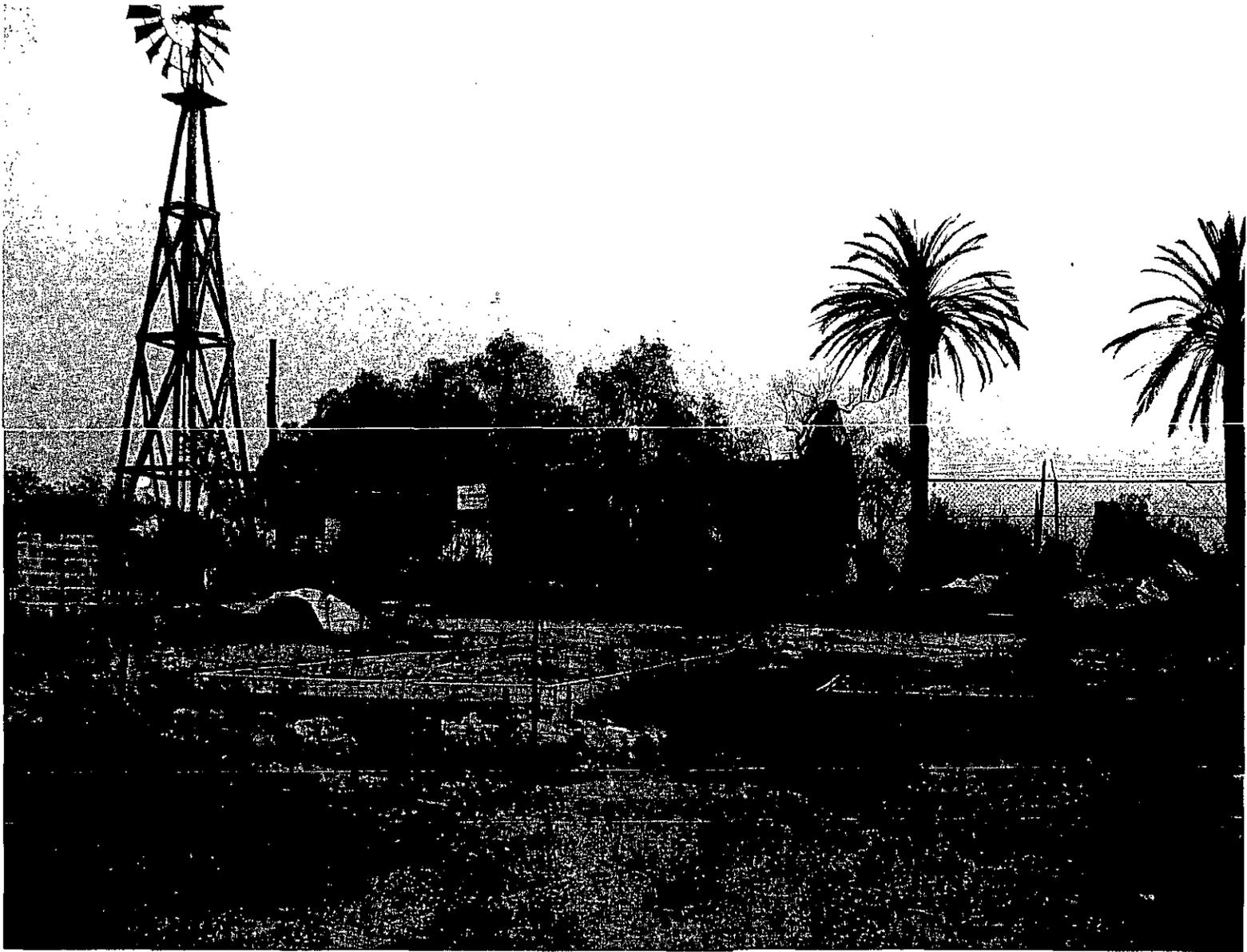


REPRESENTATIVE PHOTO OF UNFINISHED FARMHOUSE INTERIOR CONDITION



REPRESENTATIVE PHOTO OF UNFINISHED FARMHOUSE INTERIOR CONDITION

001700



REMNANTS FROM FIRES - PHOTO TAKEN 10-22-2007