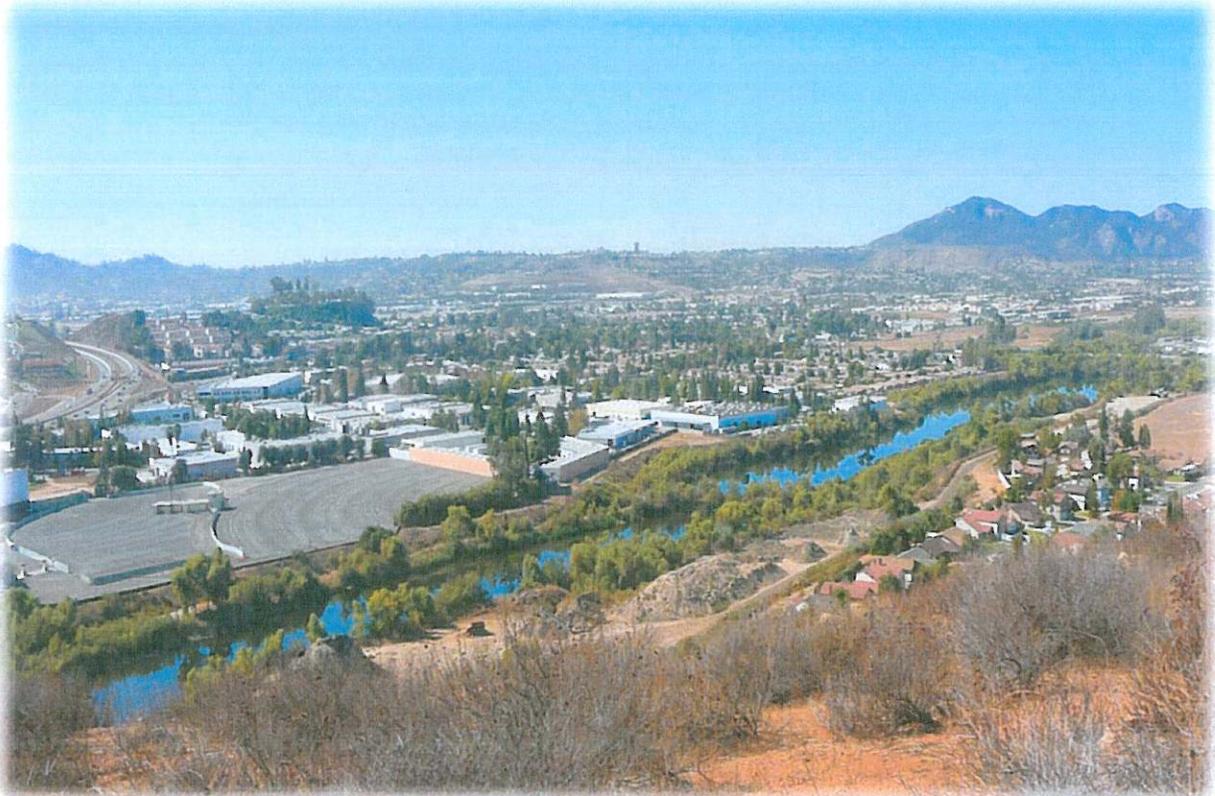




Draft 3/24/2011
**Conceptual Planning Framework &
Opportunity Assessment**
Walker Property Conservation
San Diego River, Santee, California



**STAFF RECOMMENDATION –NOT YET APPROVED BY THE CITY OF SANTEE
CITY COUNCIL OR THE COASTAL CONSERVANCY**



Abstract:

The Governing Board of the San Diego River Conservancy has formally recommended the purchase of the Walker Property in Santee, an acquisition which captures an historic opportunity to protect habitat, improve water quality and provide public open space along the San Diego River.

This land conservation project is well grounded in public policy and addresses a number of adopted plans that strive to restore the San Diego River and create a river park. They include:

**San Diego River Conservancy Act
San Diego River Conservancy Strategic Plan
City of Santee's General Plan
City of Santee's Draft Sub Area Plan (2006)
San Diego Multiple Species Conservation Program (MSCP)
U.S.FWS: Endangered Species Recovery Plan
San Diego River Coalition Work Plans**

The project boasts an impressive array of partners and represents an exceptional regional collaboration.

**San Diego River Conservancy
City of Santee
State Coastal Conservancy
U.S. Fish and Wildlife Service
California Department of Fish and Game
The Trust for Public Land
Lakeside's River Park Conservancy**

The purpose of this document is to present a draft conceptual planning framework to help this partnership achieve the multiple public benefits offered by the purchase of the Walker property along the San Diego River in the City of Santee. In addition, this assessment provides background on the property, highlights key opportunities advanced by the purchase, describes the transaction and discusses preliminary management issues.



1. Opportunity

The 125+/- acre Walker property, extending 1.3 miles along the San Diego River to Santee's Town Center and has been in the same ownership for over 40 years. It is now for sale.

A partnership has formed to acquire the Walker property. The San Diego River Conservancy (SDRC) has secured the funding for the purchase; The Trust for Public Land (TPL) is negotiating the purchase. Senior staff in the City of Santee will recommend to their City Council that the City of Santee (Santee) take fee title ownership. Should the City Council approve taking fee title, Santee will maintain the property consistent with its Draft Subarea Plan, its General Plan and any grant funding requirements. Importantly, it will work with the project partnership to connect the San Diego River Trail across the property and achieve a linkage to other river parks in the City of Santee and ultimately to the Pacific Ocean.

The San Diego River Conservancy, working closely with the City of Santee and its contractors and partners including Lakeside's River Park Conservancy (LRPC) which has successfully restored and enhanced its 100-acre river park, will seek grant funding and implement and maintain long-term habitat restoration on the Walker property.

The Walker property plays a key role in making important trail connections along the river. The 1.3 mile connection across the Walker property will connect the San Diego River Trail immediately east with the County of San Diego's Lakeside Baseball Park trail segment and subsequently to the Riverford Road segment being built by the LRPC with SDRC funds (See Figure 1).

To the west of Cottonwood Avenue, which abuts the western portion of the Walker property, is land owned by San Diego County (County). The County land is proposed for eventual development but a trail (on the North side of the river) would likely be required as part of Santee entitlement approvals. On the south side of the river to the west of the Walker property, the land is also owned by the County. According to Craig Gibson of County Real Estate Services, the trail would be connected across County land as development of the site progresses.¹ Directly adjacent to County land is land owned by the City of Santee, part of the Town Center Community Park. While we don't know when the County trail segments will come together, the Walker property is important because it knits together key segments of the San Diego River Trail in a community that values recreational opportunities.

This is an extraordinary opportunity to secure one of the largest properties on the San Diego River, provide new and improved habitat for threatened and endangered species, bring flood control benefits, while accommodating appropriate public access to the river in a growing urban area.

¹ Craig Gibson, County of San Diego Department of General Services, Personal Communication, 2/24/11



2. Introduction

Located in the City of Santee along the San Diego River, the Walker property includes over 1.3 miles of the river and extends from the north/south axis of Cottonwood Avenue/Chubb Lane on the west end of the property to the City of Santee's boundary with the county of San Diego (at the new County Lakeside Baseball Park) on the east end of the property. (Figure 2)

Since 2008 the Walker family has been in discussions with the San Diego River Conservancy and TPL about the potential sale of the property, in two phases, for public purposes. This purchase is consistent with all four statutory objectives of the San Diego River Conservancy as it addresses land conservation, recreation, natural and cultural resources preservation and water quality and flood conveyance.

Sand Mining and Reclamation History:

The Walker property has been sand mined since the 1950s by various mining operators including Martin Materials and Asphalt Inc; both companies are no longer in operation. Since March 1, 1970, most of the Walker property has been leased by RCP Block and Brick for sand mining and related activities including brick block making.



Photo 1, Sand mining equipment on the Walker property

The property is split into two primary sections separated by North Magnolia Ave. West of North Magnolia are three parcels totaling approximately 20 acres (Figure 3); to the east of North Magnolia are eight parcels totaling approximately 105 acres (Figure 4). The western parcels are where RCP's block-making plant is located and some sand mining is currently



underway. The eastern parcels are where the sand mining operation has occurred and is now winding down.

The ponds now found on both sides of North Magnolia Ave were created in the 1950s. When RCP began its lease in the 1970s it commenced mining within the existing pits in phases. As a result of that mining activity, the property now includes over 30 acres of open water ponds which were created when water from the river's high water table and local runoff filled in the space vacated by sand removal. Currently, active mining is underway on the West property only, in the area near the block plant.

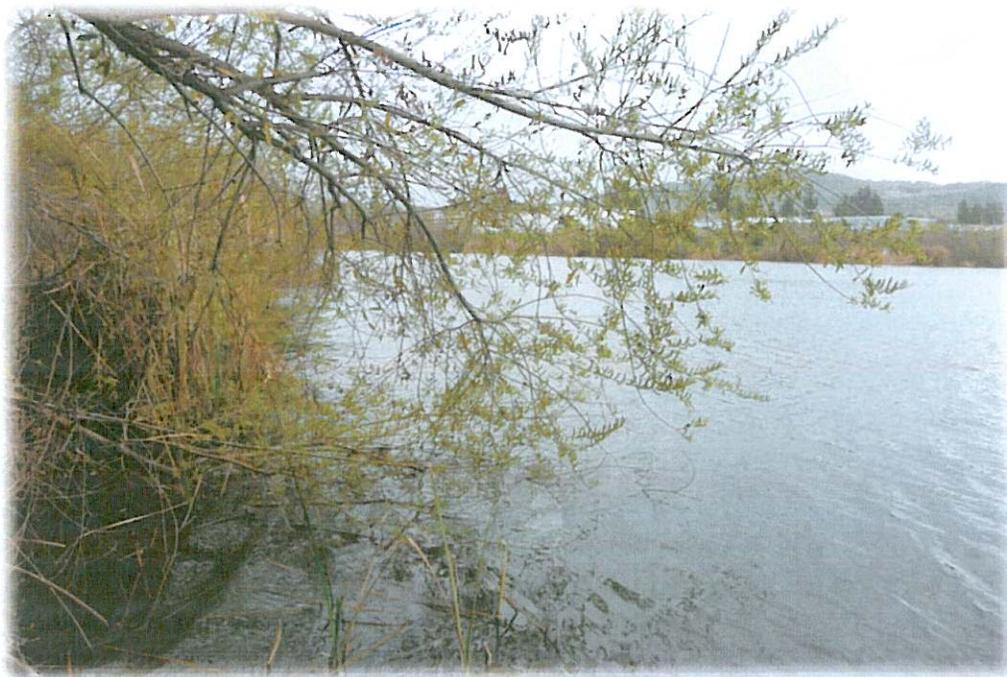


Photo 2, Pond created on the Walker property after sand mining pit filled with runoff and groundwater

RCP's lease includes areas where it stores aggregate on site on the east property (see Figure 2); some of the aggregate is native material but much is imported for use in the block plant. According to RCP's on-site manager Tom Phelps, the storage area on the east property is important to their operation on the west property as it allows RCP to stage materials for block production.

Additionally there are dredge piles on the east property that are the byproduct of the sand separation. Phelps plans to use those piles of dredge now stored on the far east of the east property to fill areas currently being mined on the west property. According to Phelps, if need be the dredge and aggregate piles currently stored on the east property could be removed within a minimum three week period.²

² Tom Phelps, RCP, Personal communication, 2/4/11



Photo 3, Dredge pile stored on east Walker property



Photo 4, Aggregate pile stored on east Walker property



Photo 5, RCP reclamation area east Walker property

A Reclamation Plan (RP88-01, Resolution 139-90) in compliance with the State Surface Mining Reclamation Act was approved by the City of Santee on September 26, 1990; it requires reclamation of the Walker property in stages as mining is completed. The plan requires habitat improvements and control of invasive non-native species and establishes a 25-year mining and reclamation term. Figure 2 shows areas (in gold) where reclamation has already taken place. On the east property, in general, the areas still to be reclaimed are those currently being used by RCP for storage.

There are limited areas of invasives on the east property outside the RCP reclamation area, such as on the cut bank between the reclaimed area and the hill upon which Sunrise Reservoir sits (informally called Tank Hill). According to RCP's Tom Phelps, the cuts to the hillside were created before RCP leased the property and are therefore not its responsibility and not included in the Reclamation Plan.³ In contrast to other areas of the property that are rich with native plants as a result of the reclamation, it is along this cut that some non-native grasses, scrubs and small trees are seen.

³ Tom Phelps, RCP, Personal communication, 2/4/11



Photo 6, Non-native Schinus molle (Peruvian peppertree) along the bank below Tank Hill

Wildlife Values:

Even with active use as a sand mining operation, as the mining areas are reclaimed by RCP, the property has played a key role in providing habitat for endangered and threatened species; both the federally endangered least Bell's vireo *Vireo bellii pusillus* and the federally threatened California gnatcatcher *Poliptila californica*, are known to occupy the property. Additionally, the recovery plan for the federally endangered Southwest Willow Flycatcher *Empidonax traillii extimus*, recommends that flycatcher recovery efforts be focused on two reaches in the San Diego River, one of which is located directly east of the Walker property. (USFWS, 2002)

Extension of the San Diego River Trail:

The Reclamation Plan includes a reference to the establishment of a trail on the property, after reclamation is complete, that would extend from Cottonwood Avenue to the eastern boundary of the property at the city/county line. The trail location, as described in the Reclamation Plan, has been added to Figure 2.

The appeal to the City Council of Santee of the Planning Commission's approval of the Reclamation Plan and mitigated negative declaration focused in part on the requirement, imposed by the City of Santee, for the property owner to provide a trail easement on the north and south sides of the river when reclamation was complete.⁴ City of Santee Resolution 90-23 G. states in part "Owner shall record a public access and open space easement for trails to be located on the north and south banks of the San Diego River within the 100 year

⁴ City of Santee, Council Agenda Statement, September 26, 1990, Item 2B, c., page 4



floodplain.” “Easements are to be 12 feet wide and extend continuously from Cottonwood Avenue to the eastern city limits.”⁵ The City of Santee deleted the southern trail on April 21, 1993 as a minor revision to the reclamation plan. The trail on the north side of the river is still a part of the plan. Title records do not include a reference to a trail easement ever being recorded.

RCP’s permit from the Department of Fish and Game for streambed alteration (5-038-92) states that the plan “shall be implemented as proposed unless directed differently by this agreement.”⁶ This appears to be referring to the Reclamation Plan which clearly shows a trail in two locations. The permit also says “Public access and/or the addition of trail systems through or within wetland or riparian habitats shall require additional environmental review and a separate streambed alteration agreement.”⁷ It is unclear if this means additional trails, over and above what is in the plan or the trails already referenced in the plan. Additional research on this topic is underway.

Illegal Encampments and Unauthorized Entry:

According to RCP manager Tom Phelps, unauthorized entry, including by those seeking to access the ponds for fishing and swimming, is an ongoing issue. Fences are regularly cut to gain access. This activity has dramatically increased since the opening of the County’s baseball park at the Walker property boundary at the east end of the property. Illegal encampments have also been an ongoing concern but one RCP staff has been able to manage. When encampments are found, RCP staff contact the sheriff’s Department which has been responsive to calls for service.⁸

Transaction Status:

Negotiations with the Walker- Hanlon family over an option agreement for the sale of the parcels east of North Magnolia Avenue are nearing completion. These are the parcels the family is most willing to sell. SDRC has also expressed an interest to the Walker family in acquiring the holdings to the west of Magnolia Avenue. Both the west and east parcels were appraised by Jones, Roach and Caringella in 2008.

One positive outcome from the delay associated with the release of state bond funds was SDRC’s ability to develop a relationship with the City of Santee discussing the possible uses and management of the Walker property and its important role in the San Diego River. As a result of these discussions, senior staff of the City of Santee will recommend to their City Council that the city become fee title owner of the property, provide its day-to-day maintenance and support restoration of the property including the potential conversion of some/all of the open water ponds to riparian habitat. Should the City Council agree with the staff’s recommendation, Santee will assume the day-to-day management of the property immediately once title is obtained.

⁵ City of Santee Resolution 90-23, G

⁶ RCP Streambed Alteration Permit, 5-038-92, 3.

⁷ RCP Streambed Alteration Permit, 5-038-92, 16.

⁸ Tom Phelps, RCP, Personal communication, 2/7/11



SDRC has secured \$2,200,000 for the purchase of the Walker property. This funding includes approximately \$1,200,000 in Proposition 84 bond funds allocated to the State Coastal Conservancy for use by the San Diego River Conservancy and a \$1 million Section 6 Endangered Species Act grant award.

The option agreement that TPL is actively negotiating to secure the property is for a six-month term. During the option period, SDRC and TPL will work with the Wildlife Conservation Board and the U.S. Fish and Wildlife Service to get the Section 6 grant funds authorized, and with the State Coastal Conservancy to authorize the Proposition 84 funds to the City of Santee.

During the option period, SCC and SDRC will conduct a boundary survey and hazard assessment. Additionally the appraisal will be updated as the current date of valuation is September 1, 2008. Also to be resolved are details of the Walker family's leases with RCP for on-site storage and use of the haul road.

3. Management of the Walker Property-Issues and Opportunities

The San Diego River corridor through Santee is described in the City's River Park Plan and the San Diego River "Subunit" is a major component of the City's Draft Multiple Species Conservation Program (MSCP) Subarea Plan. This river segment was included in the adopted regional MSCP Plan. Over the years, the City, working with the California Department of Fish and Game and the U.S. Fish and Wildlife Service, has developed a draft plan that reflects current management, monitoring and reporting practices. As such, the City uses the draft plan as a guide to ensure compliance with federal and state law, regardless of the draft status of its own Subarea Plan.

For purposes of this discussion, three different management time periods are presented, Years 1-2, Years 3-5 and Years 6 and beyond:

- ***Years 1-2: Baseline Interim Management and Long-term Restoration and Trail Planning***

Baseline Interim Management

Baseline interim management of the property will commence immediately once fee title ownership is transferred to the City of Santee. The City of Santee will maintain the property in its current condition, guided by its draft MSCP subarea plan, its general plan and grants from the Coastal Conservancy and U.S. Fish and Wildlife Service. The draft subarea plan (page 7-4) establishes three categories of management for MSCP lands, including the Walker property. The first, Category 1, is the most basic and includes fencing and signage and trash pickup. The second, Category 2, focuses on management activities that protect covered species and their habitats and allows for compatible recreational activities.



The City will manage the Walker property during this baseline period under a hybrid management approach which combines elements from categories 1 and 2. Community service officers or a contractor of Santee's choosing will patrol the property at least once per month but general public access will be prohibited and the gates will be locked and fences will be secured. Unauthorized entry will be discouraged as is now the case. Signage will be added to clarify that the property is not open to the public during this time. Santee or its contractors will continue to maintain firebreaks behind the private residents adjacent to the Walker property as required by the City of Santee Fire Chief. Photos 7 and 8 show the firebreak area and associated weedy growth which is an ongoing maintenance issue. The City of Santee may choose to contract with the Lakeside River Park Conservancy or another qualified organization to provide this baseline management or more regular park patrols if needed during this interim period.

Also during this period, SDRC will provide invasives control on the property under its current right of entry agreement with Santee for other city-owned lands along the river such as Mast Park. Invasive control will occur under SDRC's existing permits for controlling invasives and restoring the river. As shown on Figure 1, the Walker property is relatively free of invasive non-native plants due to the work by RCP to implement the Reclamation Plan. There are scattered patches of invasives, some of which are outside the RCP Reclamation Plan area or, in the case of one *Arundo* patch at the far east of the property, in a wet location that is difficult to access.

Once invasive plant control activities begin, SDRC's performance standards, as described in the Initial Study for the invasives control program would apply, and call for target non-native vegetation to be less than one percent cover by year five.⁹ Santee's success criteria in the draft subarea plan calls for native plant cover after three years greater than 40 percent with at least 30 percent cover from perennial species.¹⁰ On the Walker property, SDRC will target non-native priority plants (*Arundo*, tamarisk, palms, pepperweed, castor bean, ice plant, pepper trees etc.) to achieve less than one percent cover in five years. Another SDRC goal for the Walker property is to achieve over 30 percent cover of native perennial vegetation within five years. A vegetative measurement of the Walker property to establish current native cover will occur after RCP completes its reclamation plan. The City of Santee would seek funds to perform a baseline biological assessment and to develop and restoration plan for the property should the Lakeside's River Park Conservancy be unsuccessful in obtaining a grant.

The reclamation areas implemented by RCP will be maintained and in-fill planting of previously reclaimed areas will occur, where needed. However no additional restoration will occur during this period until a comprehensive restoration approach

⁹ Initial Study, San Diego River Watershed Invasive Non-native Plant Control and Habitat Restoration Program, July 8, 2009, page 17

¹⁰ Public Review Draft, Santee MSCP Subarea Plan, August 2006, page 7-25



for the ponds and remaining unclaimed areas is determined and funding to implement that approach identified.

Because RCP is currently leasing space on the east property for aggregate storage, one opportunity is to continue this practice during this first interim planning stage. Lease revenues could be set aside to support the future restoration. Another benefit is having RCP onsite and using the east property will help ameliorate unauthorized entry during this planning stage.

Restoration Planning

The RCP Reclamation Plan calls for very site specific reclamation of those areas of the property subject to the plan. It excludes other areas not part of its lease, or areas predating its mining activity, such as the ponds and the area below Tank Hill. The Reclamation Plan requires RCP to complete restoration of the site and it has made great progress in that regard. Among other items, the Reclamation Plan requires removal of the berm that now separates the haul road from the restoration area. Additionally, still remaining to be reclaimed are those areas RCP has currently leased for storage and the haul road. (See Figure 2)

At issue is to what degree the property, including areas already reclaimed by RCP, should be restored after RCP completes its Reclamation Plan and how should that restoration take place? Should the ponds be filled fully, partially or maintained in their current state? Should RCP restore the areas currently used as aggregate storage per the plan or should they be set aside until a longer term vision for the property is developed?





Photo 7, A safety berm currently separates the haul road from the restoration area. The Reclamation Plan requires the berm to be removed and the area restored to native habitat

Compared to many areas of the river which are choked with *Arundo* and other non-native plants the Walker property is in good condition. The most recent restoration plan summary (2008) by Merkel and Associates notes:

“All the riparian vegetation planted along the southern shore of the site appears healthy and well established. The restored riparian woodland habitat located at the eastern boundary of the site adjacent to the stabilizer structure also appears mature and healthy. Target vegetation is well established along most upland slopes, which are routinely maintained through weeding and re-planting.¹¹”

That said, not all reclaimed areas are mature and there are still areas of invasive plant infestation, especially weeds such as mustard, Russian thistle and tree tobacco that require additional attention. The Merkel report includes recommendations for RCP to address in this regard.

LRPC is currently developing a flood control grant for submission to the California’s Water Resources Department’s Flood Corridor Grant Program. The focus of the grant is to provide flood control benefits downstream as well as habitat improvements by potentially shallowing the ponds on the Walker property. The grant proposes to shallow the ponds by moving soil and aggregate, including soil from areas that have been previously reclaimed by RCP, from the north side of the site into the ponds. The re-vegetation schema of the site would remain the same but habitat types would vary, as now, dependant on elevation and access to groundwater. The ponds would become emergent wetlands where shallowing permits their growth then moving upland progressively to riparian willow forest, riparian scrub, oak/sycamore woodlands, to coastal sage scrub combined with coastal cactus wren habitat, which is a combination of coastal sage with coastal cholla (*Cylindropuntia prolifera*) and prickly pear (*Opuntia littoralis*).

The grant will investigate four approaches to restoring the ponds including: shallowing both ponds; shallowing the west pond and shallowing edges of the east pond; shallowing the west pond only; and shallowing the edges of the west and east ponds. The grant will investigate different methods of adding sediment to the ponds including ways to enhance natural recruitment of native sediment from upstream sources without negatively impacting up or downstream resources or infrastructure. Should the grant be awarded, the chosen restoration method will be based on an in depth hydraulic analysis to be completed at the start of the project. Also included in the grant will be stakeholder outreach to residents of Santee and other river

¹¹ Wetland Restoration Summary Report, RCP Block and Brick, Inc, Santee Extraction Site, January 4, 2008, page 3



stakeholders including the San Diego River Coalition. The final restoration approach will be determined based on the results of the hydrologic study and responses from stakeholder input.

Should this grant be funded, the process of determining the best approach to address near site flood risk will also serve as the decision umbrella to determine the long term restoration of the ponds, the long-term restoration of the north side of the property and the final location of the San Diego River Trail connection across the Walker property. Should the grant not be funded, or partially funded, a more incremental approach could be followed whereby RCP completes its reclamation and the trail is implemented per the reclamation plan.

Trail Planning

While the ultimate location of the trail will be dependent on the vision to be implemented as a result of the restoration planning, a few key trail-specific issues should be addressed during this planning stage:

✓ **North Trail Alignment:**

The alignment of the north trail needs to be confirmed. The Reclamation Plan shows it largely following the haul road with a few important exceptions; where it goes under the North Magnolia Ave. bridge and a short segment adjacent to (the backyards of the) homes on the north side of the river. (See Figure 2 and Photo 9)

Regarding the portion under the North Magnolia Avenue Bridge, there are two related issues; getting under the bridge and getting across the west Walker property (site of current RCP Block plant) which is not a part of this transaction. The most direct (and scenic) trail route would follow the haul road and head directly under the North Magnolia Ave Bridge. The trail routing in the Reclamation Plan appears to dead end the trail at North Magnolia Ave and re-start it on the other side. This approach may suffice in the interim until the west Walker property becomes available and the trail can be permitted under the North Magnolia Bridge.

It is, at present, physically possible to cross the river from the Walker property to County property by going under the North Magnolia Bridge; however this is not a legal trail at this time nor is it clear that wildlife agencies would ever approve this as a formal crossing. It is currently informally used. If the formal trail on the east parcels of the Walker property stopped at North Magnolia Ave, it is likely that some people would still cross under the bridge instead of following the sidewalk along North Magnolia. This is really only an issue in the interim until the San Diego River Trail can be extended across the west Walker property under the North Magnolia Bridge. RCP plans to continue



mining the west property until 2017 after which, at least in theory, the trail could be connected under North Magnolia Ave.

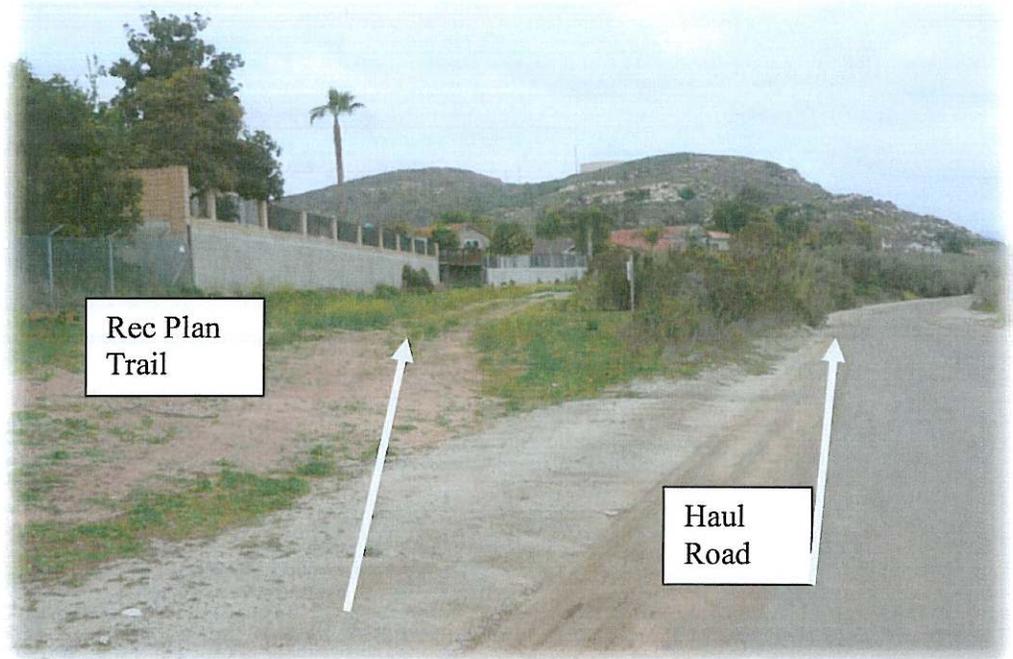


Photo 8, "Trail" under the Magnolia Ave Bridge

While this transaction is only focused on the east parcels at this time, this trail terminus issue must be addressed as part of the post-transaction planning.

Regarding the Reclamation Plan routing along the backyards of the private property owners, since reclamation has been implemented, should this portion of the trail be implemented, this will put trail users in a slot essentially between a wall of habitat to the south and a row of barking dogs in the backyards to the north; a less than pleasant trail going experience and a potential encroachment on the privacy of neighboring residents.

A new alignment to pull the trail away from the private backyards would likely require an amendment to the CEQA document or trigger an entirely new CEQA review. The Draft Santee Subarea Plan factored a minimum 30-foot wide fuel modification buffer along these houses.



Route

Photo 9, The Reclamation Plan diverts the proposed trail from the haul road to a fire break directly behind a row of private homes on the north side of the property.





Photo 10, The fire break portion of the trail route proposed in the Reclamation Plan tracks directly adjacent to the backyards of private homes.

✓ South user-defined trail:

While it was removed from the reclamation plan, a user-defined trail currently exists on the ground on the south side of the river. One of the issues to be addressed is whether that southern trail should be reclaimed and users directed to the north trail to minimize disturbance to wildlife on the south side of the river. If it remains as is it would likely continue to be used. The Reclamation Plan and supporting environmental documents appear to target the south side of the river for habitat and the north side for public use. Leaving the south trail in place may undermine that emphasis.

✓ The 'Drive In' crossing:

Approximately mid-point between the two main ponds on the property is a small crossing called the Drive In crossing, named such as it tees off the northwest corner of the Santee Drive In and crosses over the ponds to join the north haul road. (Figure 2) The crossing, which is breached by overflows from the eastern pond, is used by RCP should it need to move equipment or supplies at mid point across the ponds. Water can also move between the ponds in three 12" pipes that extend from the upper to the lower pond under the crossing. The crossing must be reinforced before heavy equipment can cross. Because it's the mid-point access, if it remained in place and the southern trail was not reclaimed, it's likely that river park users would use it to cross the ponds. Similar to the comments above, maintaining it as a viable crossing could undermine the emphasis to maintain the south side of the property as primarily habitat. While it is crossable now by foot, if it were to be retained as a trail, it would need to be improved to trail standards.



Photo 12, The Drive In crossing, January 2011



Photo 13, The Drive In crossing after a rain, February 2011

- ✓ Storm Drain Damage to Haul Road



The City of Santee has identified areas along the haul road where adjacent storm drains are causing erosion. If the haul road is to be reconfigured as the trail, these areas must be addressed to protect the integrity of the trail surface. One possible fix is to install swales and dry creek beds to dissipate the storm drain flows across the trail. A small bridge could then be installed for trail users.



Photo 14, Storm drain erosion damage to the haul road

- ✓ Tying the east and west ends of the Walker Trail to the San Diego River Trail

The transitions from the Walker east property in both directions need to be addressed as part of this planning phase. On the west side of the property, as discussed previously, the City of Santee is anticipating stopping the trail at North Magnolia Ave, at least on an interim basis until the west Walker property trail connection is available. They are planning a trail head and staging area where the trail would meet North Magnolia Ave. On the east end of the Walker east property is the County of San Diego's newly designed Lakeside Baseball Park. The Walker trail could tie directly into a trail the County constructed along its property however that trail is currently fenced *inside* the ballpark. Discussions with the County would be required to connect the two without affecting the integrity of the baseball park.

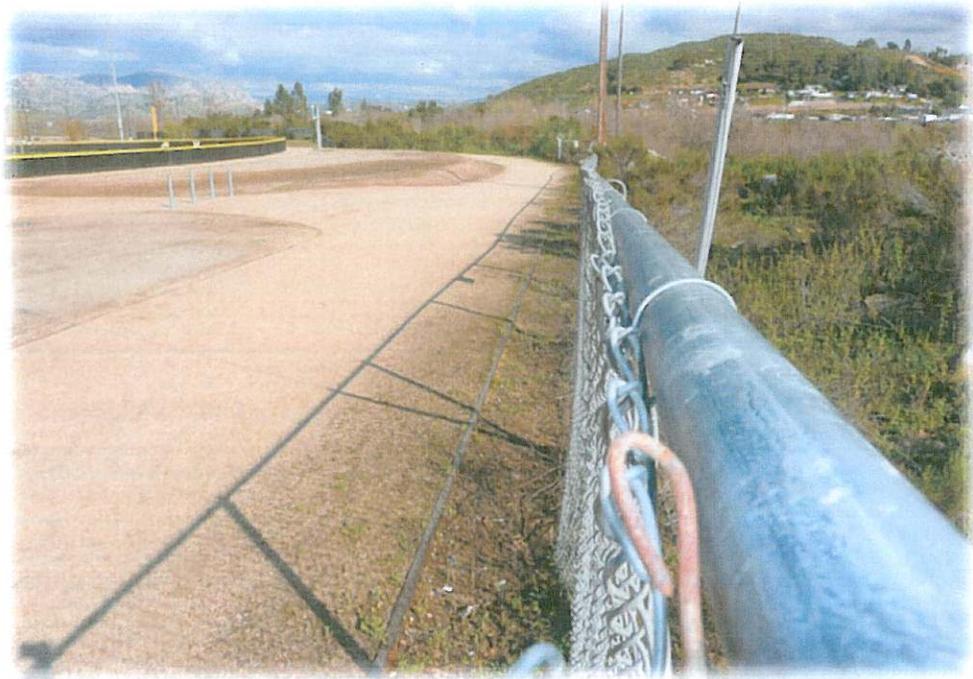


Photo 15, the County has built a trail along the south side of its new ballpark facility directly adjacent to the Walker east property

✓ Shading and buffering the trail

While a walk along the Walker property is enjoyable, there is currently no shade along the haul road and there are parts of the haul road directly open visually to adjoining properties. In designing the trail, it could be advantageous to add native trees and scrubs to provide future shade for trail users and privacy for both trail users and adjoining property owners. The LRPC has done a very nice job adding trees to a section of the river trail on its property; similar plantings could occur on the Walker property.

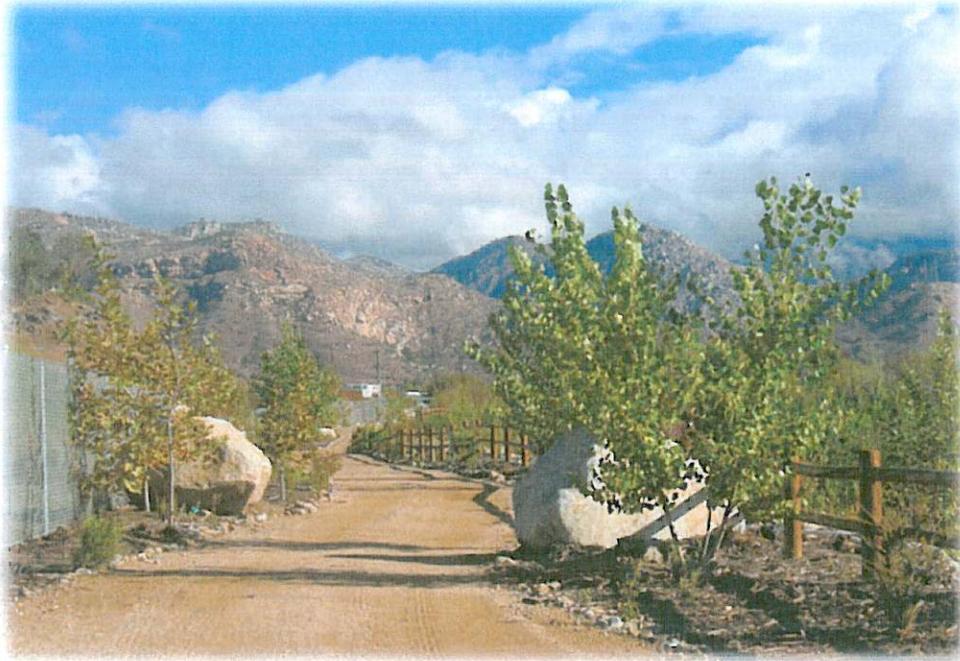


Photo 16, Tree planting along the San Diego River Trail on LRPC property will provide future shade to trail users

Development of a comprehensive vision for the Walker property will require input from all the partners, stakeholders and the general public. This process will be facilitated by SDRC and the City of Santee working closely with other stakeholders along the river including LRPC which has extensive experience completing the restoration of a former sand mining site in Lakeside, and the San Diego River Coalition.

- ***Years 3-5: Restoration and Trail Implementation***

If the flood control grant submitted by the LRPC is successful, Santee will work with the LRPC to conduct public outreach to Santee residents and other San Diego River stakeholders regarding the preferred implementation approach. The outcome determined by the hydrologic study proposed by the grant and stakeholder input will determine what level of restoration and trail implementation will occur on the property during this next phase.

If the grant is unsuccessful, which will be known by the end of 2011, Santee will work with SDRC and other stakeholders to identify funding for the trail and trailhead improvements and other improvements identified in this document. It is assumed in this scenario that RCP will complete its reclamation as per its Reclamation Plan and the trail and other improvements will be implemented consistent with the Draft Subarea Plan and the city's General Plan.



- ***Years 6 –onward: Public Access and Ongoing Maintenance***

Once restoration and trail implementation are complete, the site will be opened to the public. Maintenance will be the responsibility of the City of Santee which may choose to subcontract maintenance activities to another entity including the LRPC.

4. Funding Request

- Coastal Conservancy –

SDRC is seeking release from the Coastal Conservancy of \$1.2 million in funds for acquisition of the Walker property plus an estimated \$245,000 to go towards the design, planning and environmental review of the trail, of funds approved in Proposition 84 for the San Diego River.

- Wildlife Conservation Board –

SDRC is seeking release of the \$1 million Section 6 Endangered Species Grant awarded for the acquisition of the Walker property.

- California’s Water Resources Department’s Flood Corridor Grant Program –

A grant request of \$5 million has been submitted. LRPC should hear if their request is funded by the end of 2011.