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Research Request Cover Page

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OPINION

Now, we need park

Well, we've finally got a name for Escondido's proposed municipal park — and an appropriate name with some historical significance, we might add. Now, all we need is the park.

Kit Carson Park won't satisfy everybody, but then no name would have. Carson was a scout for Gen. Kearny's Army of the West and was involved in the Battle of San Pasqual in nearby San Pasqual Valley in 1846. If there are any or many other places or things in the county named for Kit Carson, we're not aware of them. We do know of one other park that bears Carson's name, and that is Kit Carson State Park in Taos, N.M., north of Santa Fe.

The name looks good on paper, but it will look even better on a plaque or whatever is used to designate the park the day it becomes a reality. Whether it becomes a reality — and the Times-Advocate is going to do all it can toward it being so — will depend upon the registered voters of the city of Escondido on Nov. 8. For, that's the day, in conjunction with the statewide general election, that voters will have the opportunity to ballot on an \$825,000 general obligation bond issue.

Voter approval of the bonds, which will need a two-thirds majority of the votes cast, is necessary to make the park a reality.

The city of San Diego owns 722 acres of land on the east side of Highway 395 and just north of the Lake Hodges bridge. That land was annexed to the city of Escondido Jan. 1 of this year. San Diego is willing to deed 204 acres to Escondido for the park site. That acreage has been appraised at \$615,000 in accordance with regulations governing sale of land by one

municipality to another. San Diego wants utilities to serve the balance of the land. If it retained the 204 acres, San Diego would have to spend about \$250,000 for drainage facilities and to bring in sewer lines from the south.

This is where the bond issue comes in. Use of the bond funds is proposed by the city of Escondido in this fashion:

- \$750,000 to construct a water line, two sewer pumping plants, mains and sewer treatment plant; San Diego will give credit of \$555,800 on this toward cost of the land, which leaves a difference of \$59,200 (from bonds) to be paid by Escondido on the total cost of the land at \$615,000; \$15,800 of the bond funds would be used to finance a bond prospectus, legal and printing costs.

The city foresees the availability of the proposed utilities opening up 5,000 acres of land in that area for new development. City Manager Lloyd Mitchell has estimated that the assessed valuation in the area will increase by \$4 million which, he believes, will allow the bonds to be serviced without any increase in the local tax rate.

Tentative plans for the park include a golf course, a children's park, riding trails, a motel, training quarters for the San Diego Chargers, baseball fields, tennis courts, picnic areas — a park in every sense of the word.

It's too good of a deal to pass up. Setting the election in conjunction with the general election has its advantages in that more persons will turn out to vote than normally could be expected in a local election.

We sincerely hope Escondidans will cast a massive "yes" vote for the park bonds. The benefits are obvious.



(Times-Advocate Staff Photo By Bill Cain)

Promoting Kit Carson Park

"Ain't it purty!" C. M. (Buck) Younger, Escondido Chamber of Commerce executive secretary, casts an approving eye on the chamber's brochure with facts on the \$825,000 bond issue for the proposed Kit

Carson Community Park near Lake Hodges. The Junior Chamber of Commerce has arranged to have 400 local Boy Scouts deliver 10,000 of the folders house-to-house.

OPINION

'Yes' on park bonds

The outcome of the Escondido park bond issue on tomorrow's ballot will depend largely on community pride.

All Southern California communities are growing. Some grow gracefully. Some don't. Some plan for the future, setting aside public land to be appreciated for its natural beauty and to be used for leisure and recreation. Some merely fill up all available space with private development.

With this bond issue, Escondido has a unique opportunity to capture 204 prime acres within the city limits. The vacant land, owned by the city of San Diego, will be converted into a park.

The price of the acquisition is \$615,000, or roughly \$3,000 an acre. If Escondido constructs a water line, sewage treatment plant and two pumping plants in the area, a credit of \$555,800 will be given toward the purchase of the land by San Diego.

The utilities will cost \$750,000. Subtracting the amount allowed by San Diego from the land cost leaves a balance due on the land of \$59,200. Another \$15,800 will be needed for a bond pro-

pectus, plus legal and printing costs. These three sums total the amount of the bonds — \$825,000.

Escondido's city administration believes that amount can be paid off without raising the tax rate. Why? Because the extension of utilities will open up the south end of the city for future development. As development occurs, assessed valuation increases and tax revenue also increases.

Two additional factors make the park proposal an attractive one:

- Adjoining the 204 acres is a 30-acre parcel (a pretty canyon with a stream) recently acquired by the city from the school district.

- Water reclaimed from the sewage treatment plant can be used for ponds and irrigation of the park.

The project has a sound plan. It has a name, Kit Carson Park. All it needs is approval from the electors.

The Times-Advocate hopes that the park bonds — Prop. P. — will receive an overwhelming "YES" vote at the polls tomorrow.

Parks board meets

ESCONDIDO — Proposals for preparation of preliminary plans for development of Kit Carson Community Park will be discussed by the Parks and Recreation Commission during a public meeting at 7:30 tonight at City Hall. Other agenda items include plans for a youth activities area building and appointments to fill vacancies on the commission.

Kit Carson park ideas are sought

ESCONDIDO — A plan to seek suggestions from local residents for recreation and park facilities in Kit Carson Park was approved by the city Parks and Recreation Commission Tuesday night.

The plan calls for letters to be mailed to organized groups and others interested in the development of park facilities. The letters are expected to be mailed sometime in January with replies to be returned within the next few months. Public discussion of the replies will be held sometime in the summer.

Jack Powell, Parks and Recreation Department director, said this would give everyone a chance to participate in selecting the types of facilities which would go into the park.

The commission also accepted the resignation of Kenneth Iles from the board. Iles resigned because of business reasons, and the board accepted his resignation with regret. Allen Foucar, who was appointed to fill the unexpired term of G. W. Quade who resigned recently after 16 years on the commission, attended his first meeting.

Bonds are sold for Kit Carson Park

ESCONDIDO — Saying he was "sure we are on safe ground," vice mayor William S. Crow recommended Wednesday night that the City Council go ahead with bid openings on bonds for Kit Carson Park.

Mayor Kenneth M. Roberts and city attorney Graham Fleming were absent. They are in Washington attending a Federal Communications Commission hearing on Escondido's cable television proposal.

The \$1.485 million general obligation bond issue will pay for the land and development of the large park site south of Escondido.

Bank of America, with a low bid of an average interest rate of 3.91738 per cent, was awarded the bonds. Security First National Bank, with 3.96564 per cent, was second, and United California Bank, with a bid of 3.9964, was third. The three banks were the only bidders.

James Guerin of Rafferty and Co., the firm handling the bond sale, told the council he felt all the bids were good, and remarked that they came within .08 per cent of each other in the close spirit of bidding.

A question as to the advisability of opening the bids which by agreement must be accepted or

rejected within 26 hours after their public reading — apparently was answered when Crow said he called Roberts and Fleming to get their opinions.

Each told Crow he endorsed the bid opening, said he felt the City of San Diego (which has signed no formal agreement that it would maintain its share of a bargain involving the sale of land, in exchange for sewer and water facilities would honor its word.

Under negotiation for the last couple of years, the city of San Diego and the city of Escondido have agreed verbally to the arrangements which led to Wednesday night's bond opening.

San Diego owns 722 acres of land just southeast of Escondido's city limits, bordering on Sunset Drive and Highway 395.

In talks at the staff level, it was agreed that the city of San Diego would sell Escondido 204 acres of the land for a park, in return for sewer and water facilities for the remainder of the property, all of which was annexed to Escondido in January 1966.

The acreage sold to Escondido was price-tagged at \$615,000, or about \$3,000 an acre.

In the agreement there would be little cash involved. San Di-

ego, after deeding over the 204 acres to Escondido, would then allow Escondido a credit against the purchase price of \$555,850 in return for getting sewer and water for its remaining 518 acres.

The \$615,000 received through the passage of a bond issue by the voters of Escondido will be used to run sewer and water lines to the Kit Carson park area, facilities to which San Diego will have access for its 518 acres. There also is planned a sewer treatment plant to reclaim water.

At a briefing session Wednesday morning, councilman Lewis P. Tustin asked if councilmen of

the city of San Diego had, at any time, voted to consummate the deal with Escondido, and if opening the bond bids Wednesday night was not premature action.

Crow told councilmen Wednesday night that he had called Roberts and Fleming during the day and had received their assurance that San Diego would uphold its end of the bargain.

Acting city manager Chet White then told the council that he had talked with San Diego's city attorney, Ed Butler, during the day and had been assured by Butler that San Diego councilmen were well aware of the

deal, and fully approved of it. White said he also had talked with William McFarlane, director of property management for San Diego, who substantiated Butler's statement.

On Wednesday, the Times-Advocate talked with Roy Dodson, also in the property management section, who said that there were "no hitches" in the deal.

"The council has discussed the transaction in conference," Dodson said, "and there is no disagreement among them."

"We are down to the fine points in the agreement," he added. "As the state Highway

Department people took some acreage for a freeway in the area in question, there is a problem of adjusting that phase.

"About the only other detail now lacking — and that should be forthcoming at any time — is an assessed valuation of the property. When those details are ironed out, and that should be soon, then the San Diego council will be ready to act on the transaction."

When it came to a vote, Tustin joined Crow, George Linthicum and Robert Harding to make the vote to open the bids unanimous.

\$1 million plan for recreation studied

ESCONDIDO — A tentative \$1 million city recreation plan, spread over a 10-year period, was presented to the city Parks and Recreation Commission Tuesday night.

Jack Powell, parks and recreation director, described the proposal as a program facility plan designed to give an idea of the basic city recreation needs for the next 10 years. "Included in the plan," Powell said, "is the acquisition of land and the construction of a series of neighborhood parks with sport facilities."

The commission earlier had ordered the study so it can prepare a financial request to the City Council. The plan is expected to be presented to the City Council after the commission's March 14 meeting.

Estimated capital expendi-

tures for the plan includes \$600,000 for the basic development of Kit Carson Park; \$200,000 to relocate two sports facilities and ball fields at Grape Day Park; \$168,000 for purchase of land and development of neighborhood parks; \$125,000 for conversion or reconstruction of the swimming pool at Grape Day Park; \$50,000 for redesigning of Grape Day Park; \$800,000 for construction of a new senior citizens' center; and \$8,000 for completion of Washington Park.

In other action, the commission:

- Heard a request from Roy H. Seifert, landscape architect, for consideration in the site design of Kit Carson Park.

- Was told that of the 79 opinion requests sent by the department concerning Kit Carson Park facilities, 34 have been

returned and the rest are expected by the March 14 meeting. The department has asked certain organizations for suggestions on park facilities. Powell said among the most notable was a suggestion from the Hidden Valley Kiwanis Club to construct a 10-acre children's park funded by community organizations.

- Recommended a revised plan for an Escondido youth activities-area recreation building be forwarded to the City Council for bid.

- Asked for specifications on plans for a recreation building at Washington Park.

- And asked the City Council for an ordinance regarding control of dogs and pets in park for reasons of health, safety and sanitation.

Signatures get Kit Carson Park off the ground

ESCONDIDO — With the long-awaited completions of negotiations for land in Kit Carson completed, Mayor Kenneth M. Roberts today signed documents transferring title to the city of Escondido of the 204-acre parcel which one day will be one of the largest, most modern parks in southern California.

Upon recording the transaction, Roberts signed two other documents. One was a contract with Taylor and Hoover Construction Co. for the construction of a sewage reclamation facility in the southwestern corner of the park, in the amount of \$308,971.

The other, with Einer Brothers for sewer trunk lines and force mains in the amount of \$224,604. Actual work on these projects is to commence within 10 days, Roberts said.

Development of park on tap tonight

ESCONDIDO—The city Parks and Recreation Commission will continue discussions tonight on development of Kit Carson Park, including the Kiwanis children's play area and the 1968-69 city capital outlay.

Beginning at 7:30 in the council chambers at City Hall, the commission also will discuss the makeup of the general plan subcommittee which will deal with schools, recreation, open space and recreation.

According to the plan adopted for general plan subcommittees by the City Council, the subcommittee on parks and recreation will work directly with the Parks and Recreation Commission to develop a recreation ele-

Council mulls plans

ESCONDIDO — A proposal to develop a general plan for recreation-oriented use of Kit Carson Park at a cost of \$9,750 was appraised keenly today by city councilmen, two of whom expressed concern over an earlier \$8,500 park study which subsequently was junked.

The offer to develop a plan of uses for the park, including ~~revenue-producing concessions~~, was outlined by Donald Waldman, president of Radco Corp., a firm of urban and recreational planning consultants invited by the city to submit a proposal.

Waldman said services of his firm would include development of a plan for specific park uses including types and location of proposed concessions, potential revenue and assistance to the city in lining up concession operators.

As envisioned by Waldman, park use was planned "primarily for Escondido residents," but he noted that the city could "capitalize" on the proximity of San Pascual Zoo to the park in terms of attracting a "built-in market."

In his presentation at a briefing on the agenda for the council's regular meeting at 7:30 p.m., Waldman said Radco Corp. proposes to involve the city staff and various commissions in evaluating the needs and desires of Escondido residents in determining with park uses.
