

## AGENDA

### SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK CITIZENS ADVISORY COMMITTEE

10:00 a.m. to 12:00 p.m.

Friday, October 3, 2003

Rancho Bernardo Library, Large Community Room

17110 Bernardo Center Drive

Rancho Bernardo

In order to conduct the meetings effectively, the Chair has asked the Citizens Advisory Committee appointees to please sit at the front of the room. Alternates (who are not sitting in for the regular appointee) and others present are invited to sit in the rows behind the committee. Discussion during the meeting will be conducted by the appointees. Alternates and others are welcome to address the committee during the public comment period or if recognized by the Chair during the meeting. Speaker slips are available. It is important that CAC members comply with the Chair's Meeting Procedures and maintain decorum and politeness at all times. A quorum is a simple majority of current members. The CAC may take action on any item listed on the Consent or Action agenda, but only when a quorum is present. If a quorum is temporarily lost during the meeting, no further discussion will take place until the quorum is regained. If the quorum is not regained, the meeting will be adjourned. **Please advise the Chair at the beginning of the meeting if you must leave early.**

Roll Call and Introductions

Chair

*Late arrivals should speak to staff to make sure their attendance is noted.*

Approval of the Minutes of 9/5/03

Chair's Report

Chair

Deputy Director's Report

Staff

Public Comment

Public

Farewell Tribute to Max and Ramona Kiltz

## ACTION

1. Report from Project Review Committee (Oral Report)
2. Report from Trails Committee (Oral Report)
3. Sikes Adobe Historic Farmstead

## INFORMATION

4. LOSSAN Rail Corridor Alternatives
5. San Dieguito Watershed Plan
6. Status Reports on Ongoing SDRP Projects (Oral Reports)
  - a. Coastal Wetland Restoration Project
  - b. Lake Hodges Bicycle/Pedestrian Bridge
  - c. Del Dios Gorge Trail
  - d. Coastal Trail
  - e. Property Acquisition
7. Communications Regarding Activities Proposed in the River Valley

An opportunity for any CAC member or the public to bring to the CAC's attention a project or activity not reviewed by the Project Review Committee in their reports.

- a. Letter to City of San Diego from JPA re project notification,

## Adjournment

Chair

If you have any questions, please call Dick Bobertz at (858) 674-2270.

\*\*\*\*Due to the high cost of printing and mailing the JPA and CAC agendas, the full packets are only mailed free of charge to the JPA and CAC members. For others, the cost of the full agenda, with backup material, is \$45 per year, and the cost of the agenda without backup material is \$10 per year. **The agenda and minutes are available at no cost on the San Dieguito River Park website, [www.sdrp.org](http://www.sdrp.org).**

**Agenda Item 3**  
**October 3, 2003**

**TO:** CAC  
**FROM:** Staff  
**SUBJECT:** Sikes Adobe Historic Farmstead

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**RECOMMENDATION:**

Provide recommendations to JPA Board regarding draft Mission Statement and lease issues for the Sikes Adobe Historic Farmstead.

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**SITUATION:**

A. Project Status

Construction: The restoration of the Sikes Adobe Farmhouse is nearing completion. The contractor's work will be finished sometime in November. Also during November there will be volunteer work parties to paint the interior and exterior of the farmhouse. (If you are interested in participating in the painting project, please contact Susan Carter at 858 674-2275 x 11 or e-mail [susan@sdrp.org](mailto:susan@sdrp.org)) A Grand Opening celebration will be scheduled for sometime in January.

Furnishing: Furnishing the interior will be the responsibility of the National Society of the Colonial Dames of America – San Diego County Committee. SDRP staff and the Colonial Dames are working on a document called a Historic Furnishings Report that will provide direction on what furnishings are appropriate for each room of the house, taking into account the time period and rural location, and what we know about the Sikes' furnishings and their income level. The Colonial Dames will own and insure the furnishings and place them on long-term lease to the Sikes Adobe Farmhouse. A Memorandum of Agreement between the Colonial Dames and the SDRP has been drafted, and will be brought forward to the JPA Board for approval.

Operations: Although it will not be furnished at this time, the Farmhouse will be opened for by-appointment docent-led tours beginning in November. Several adult groups have already scheduled appointments. As soon as the painting is completed, it will be opened for regularly scheduled docent-led tours, tentatively 1 pm and 3 pm every Saturday and Sunday. To prepare for this, SDRP solicited people interested in becoming docents. Those people who volunteered are now being trained. In return for the in-depth training, they will commit to serve as docents twice a month for a year.

Mission Statement: A draft Mission Statement has been prepared, and is attached for CAC review and comment (Attachment 1). It will be taken to the JPA Board for approval.

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Farmstead Improvements: Currently, only the farmhouse itself is being restored. However, for the historic setting, ambiance and context to be re-established, it is necessary to restore the auxiliary structures and the landscaping. This includes the adobe creamery, the windmill, the old corral, picket fencing, ornamental gardens, kitchen garden, berry garden and wheat field. SDRP is currently investigating potential funding for that work.

Master Plan: The attached “Concept Plan for the Sikes Adobe Historic Farmstead” (Attachment 2) shows an “interpretive boundary” which includes the historic elements of the site as described above. Outside of the “interpretive boundary” are shown other potential features that may be appropriate as part of a larger Master Plan for the site, including parking, wheatfields, tree plantings for screening, and restrooms, visitor’s center and park offices. Another use that is not shown on the “Concept Plan”, but has been identified as a need by the historic architect and by other operators of historic structures, is a space for a live-in caretaker. The live-in caretaker would live in a mobile home/trailer located in an appropriate, discreetly screened area of the site and would provide, in return, security, an on-site presence, and limited housekeeping and groundskeeping.

Lease Agreement with City of San Diego: Construction is taking place under a temporary Right of Entry permit from the City of San Diego, which owns the farmhouse and the surrounding land. A long-term lease remains to be negotiated and approved by the San Diego City Council and the JPA Board. The City of San Diego’s Land Use and Housing Committee approved entering into lease negotiations with the JPA in November 2002 (see Attachment 3). Last February, the City’s Real Estate Assets Department (READ) provided a lease for JPA approval. The JPA did not approve the lease because it contained a requirement that the JPA pay the City \$2,560 per year (adjusted by CPI) for an administration fee. Since the JPA obtained \$350,000 in State grants for the restoration and is willing to operate and maintain the farmhouse at no cost to the City to accomplish a City responsibility, an administrative fee is not appropriate.

#### B. Lease Issues

The lease that was offered to the JPA did not address several issues that are appropriate for an operation of this nature, as discussed below. The CAC should review and make recommendations to the JPA Board on each.

*Length of Lease*: The draft lease was for five years with the right to extend for one five-year term. It would be more appropriate to make the lease for a longer period of time, for instance, for ten years, renewable for additional ten-year terms.

*Size of Lease Area*: The draft lease was just for the immediate Sikes Adobe area – basically coterminous with the “interpretive boundary” (see Attachment 4) In order to allow for Master Planning of the entire site and potential use of the site for the other Concept Plan elements, if those elements are included in the final Master Plan, it would be appropriate to make the lease area larger (see Attachment 5).

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*Fundraisers:* The draft lease stated, “All public programs and services provided on the premises shall be available free of any user fee or other charge.” Although there are no plans at present to charge for the docent-led tours, it is possible that the SDRP, the Colonial Dames or future “Friends” group may want to hold fundraisers at the site. There may be programs for which SDRP would need to recover costs, such as if SDRP wishes to rent audio equipment to interested visitors for audio tours. Also, most museums of any size have a small gift shop area. The revised draft lease should accommodate our need to charge for these types of programs/uses.

*Insurance:* The draft lease required the JPA to insure the restored Sikes Adobe for its replacement value, estimated at \$500,000. It turns out to be prohibitively expensive for the JPA to assume this cost at its insurance rate. It would be more appropriate for the City, as the owner of the site, and which owns many structures and therefore qualifies for a lower rate, to be the insurer at replacement value of the structure.

*Administrative Fee:* As discussed above, the City proposed that the JPA pay an administrative fee of \$2,560 per year (adjusted by CPI annually). The JPA had previously proposed that consideration for the lease should be the JPA’s agreement to manage and maintain the historic site for the life of the lease.

*Well Water:* The draft lease did not include water rights. However, there is an existing well on the property, just north of the “interpretive boundary”. This well could provide water for the various irrigated gardens that are part of the Sikes Adobe Historic Farmstead, if such use were allowed as part of the lease. In addition, historically there was a well with a windmill on the Sikes property, just west of the house. It is planned that the windmill will be restored as a functioning windmill.

*Live-In Caretaker:* As described above, the historic architect for the Sikes Adobe Farmhouse restoration has identified as a high priority the need to have a live-in caretaker at the site. This is a common feature found at other historic structures and park facilities. A space that is not too obtrusive and does not negatively impact the historic integrity of the site would be identified for a pad for a mobile home or trailer. SDRP would provide the pad, utility hookups, and screening. The caretaker would provide the mobile home or trailer, and would be required to give 20 hours a week in return performing necessary services such as housekeeping and groundskeeping at Sikes. The live-in caretaker would provide a generally 24-hour, on-site presence that is essential for security purposes.

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### **RECOMMENDATION:**

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Provide recommendations to JPA Board regarding draft Mission Statement and lease issues for the Sikes Adobe Historic Farmstead.

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Respectfully submitted,

Susan Carter  
Deputy Director

Attachments:

1. Draft Mission Statement
2. Concept Plan for Sikes Adobe Historic Farmstead
3. City of San Diego Manager's Report to Land Use and Housing Committee, 11/21/2002
4. Lease Area – Small
5. Lease Area – Large