

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK  
CITIZENS ADVISORY COMMITTEE  
Minutes of February 1, 2008**

**MEMBERS PRESENT**

Phil Pryde  
Dick Barber  
Deborah DeBow  
Jan Fuchs  
Marvin Gerst  
Lynda Gaynor  
John Degenfelder  
Martha McCarter  
Bill Michalsky  
Margaret Schlesinger  
Terry Badger  
Sheryl Schane  
Nikki Flynn  
Ben Hillebrecht  
Carol Carr  
Nola Michel  
Liz Dernetz  
Dave Kreitzer  
Tom Cook  
John Ingalls  
Devore Smith  
Darrell Beck  
Arthur Schmitz  
Jacqueline Winterer  
Leslie Ann Woollenweber

**REPRESENTING**

CAC, Chair  
Audubon Society  
California Native Plant Society  
Carmel Valley Planning Board  
Council of Homeowners Association  
Del Dios Town Council  
Equestrian - Ramona Trails Association  
Fairbanks Ranch Association  
Friends of the San Dieguito River Valley  
League of Women Voters  
Lomas Serenas Homeowner Association  
Rancho Bernardo Community Planning Board  
Rancho Santa Fe Association  
San Diego City Agricultural Advisory Board  
San Diego County Bicycle Coalition  
San Diego County Trails Council  
San Dieguito Lagoon Committee  
San Dieguito River Valley Conservancy  
San Pasqual Battlefield Volunteer Association  
Santa Fe Irrigation District  
Sierra Club  
Eastern Property Owner  
Eastern Property Owner  
Coastal Property Owner  
Central Property Owner

**VISITORS/STAFF PRESENT**

Dick Bobertz	San Dieguito River Park JPA
Susan Carter	San Dieguito River Park JPA
Shawna Anderson	San Dieguito River Park JPA
Jan Lines	San Dieguito River Park JPA
Chloe Schmitz	Ramona Resident
Freda Reid	Del Mar Resident
Anne Harvey	Carmel Valley Planning Board
Tom Hespeler	Cavallo Farms
Marty Bohl	Cavallo Farms
Bernie Turgeon	City of San Diego

## **INTRODUCTION AND ANNOUNCEMENTS**

Chair Pryde convened the meeting at 10:34 a.m. at the Hope United Methodist Church, 16550 Bernardo Heights Pkwy, Rancho Bernardo.

Deputy Director Susan Carter took the roll call. A quorum was met. 24 in attendance.

## **APPROVAL OF MINUTES December 7, 2007**

Jacqueline Winterer made a motion to approve the minutes and Deb DeBow seconded. All in favor.

## **CHAIR'S REPORT**

Chair Pryde said that the new JPA Chair is Dave Roberts and Pam Slater-Price is vice chair. The CAC Chair and vice chair were approved with Dr. Pryde and Diane Coombs serving for another 2 years. Dr. Pryde said that the JPA Board established a Fire Recovery Fund for budget purposes (FEMA and Insurance proceeds will be handled through that fund). Deputy Director Carter explained that we will have two sources of funding for the recovery of the park which will be the River Park Insurance and FEMA funds. Ms. Carter said that the JPA Board also approved hiring a new ranger which will be funded by the San Dieguito River Valley Conservancy and the rest of the year will be paid by reimbursements from FEMA.

## **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Bobertz said that his report will be addressed in the agenda items.

## **PUBLIC COMMENT**

Martha McCarter said Lisa Bartlett along with an equestrian group is interested in removing some items from the river banks and will call the River Park.

## **DISCUSSION/ACTION**

### **1. Committee Reports**

#### **a. Project Review Committee**

- i. **“River Park” Equestrian Center-** Shawna Anderson said that the PRC noticed that the equestrian center on El Camino Real formerly owned by Boudreau was starting to illegally develop the parcel with corrals and buildings. Besides not getting permits for the improvements they were dumping in Gonzales Canyon. Ms. Anderson said that the owners met with the PRC and Carmel Valley Planning Board and stated that they were not aware that they needed permits. After the City of San Diego did not receive any applications for permits the project was transferred to the City of San Diego Attorney for review. The City of San Diego Attorney's office settled the situation of code violations and

fined the owners \$5000.00 to be paid to any environmental agency of their choice. The owners chose the San Dieguito River Park and paid the fine. Ms. Anderson showed photos on the equestrian activity and a graded access road that was built without a permit. To date the owners are getting permits for future work which will be barns and riding facilities. The PRC is concerned about the buildings and the high density of horses on the site and JPA staff sent a letter with concerns. Ms. Anderson said the letter of concern, sent in December 2007 has not been acknowledged.

Marvin Gerst made a motion to recommend 1) that the recommendations of the December 2007 letter be approved by the CAC before it goes to the JPA Board 2) that the level of review goes to planning commission or above (not just a Hearing Officer) 3) we ask the JPA to recommend that they be reported to the Coastal Commission for possible violation of the Coastal Act for current activities and proposed activities and be required to stop all activities which have been determined to be illegal by the City of San Diego and the land be returned to its prior state until such time as there is an approved project by the City of San Diego. Nola Michel seconded

Yes 17 No 2 Abstained 3

- ii. Cavallo Farms- Jan Fuchs announced that the next PRC meeting will be Feb 11<sup>th</sup> at the Fairbanks Ranch Association. Ms. Fuchs said that a long time PRC member, Dick Barber, will be retiring from the PRC and we would like to nominate Dave Kreitzer to take his place. Dave accepted. Ms. Fuchs said that the Cavallo Farms has been reviewed by the PRC before and have met with the proponents and the City Staff about concerns on land use issues. This project is in equestrian use now which is allowed but the Cavallo Farms has plans to construct a two story building that is of concern to the PRC and the creek on the site that should be restored. The problem is interpreting the land use documents which may have impacts to the environment and should be reviewed at a higher level than the hearing officer.

Shawna Anderson showed where the property is located which is in the MHPA and spoke about the letter that was sent out from the JPA Board to the proponents asking for them to move the two story building and change the paved parking lot. Some of the issues have been addressed and corrected to fit in our concept plans for the area but the creek issue is of great concern to us.

Bernie Turgeon from the City of San Diego Planning Department said the property is zoned for residential if it is subdivided but this property is also zoned open space .

Marty Bohl, proponent for Cavallo Farms, explained that the owner of the property discussed with the City of San Diego staff in a preliminary review most of the issues that were of concern to him before he purchased the property that is in the MHPA. He was aware of many issues and was assured that he could continue existing agricultural use including replacing existing buildings if kept in the proposed agricultural footprint of the property. The owner has spent considerable funds to purchase the property and wanted to improve the site with a clubhouse, barn and stalls that would improve the property. Mr. Bohl said that they have tried to work with all parties involved in the review of the project but felt that they are now being handed a new set of rules on land use. Mr. Bohl said that the restoration of the creek would be very costly and disturb gas lines and other utilities if undertaken. He said we are now applying for a Neighborhood Development Permit and Site Development Permit with the understanding that the preliminary plans had already been reviewed and given the go ahead.

Director Bobertz noted that, in a discretionary review process, preliminary review is-as named- preliminary. Information generated from preliminary review is always subject to revision based on further study and consideration of reviewers at subsequent levels of the discretionary review process.

Shawna Anderson said that the three comments from the JPA letter (June 16, 2007) 1) that the new road that they are proposing be moved from the creek and provide a buffer and remove exotic plants, 2) move the two story building that is proposed from the knoll to an already existing disturbed area and 3) change the proposed asphalt surface of the parking lot to a permeable surface.

Bernie Turgeon from the City of San Diego Planning Department said that there are invasive species in the creek and suggested that they be removed. He said that there are landscape regulations that require native plant planting to stabilize the banks. Mr. Turgeon said that the applicant was not required to repair the areas around the floodway on this project.

Margaret Schlesinger made a motion to move forward with the 3 recommendations from June 13, 2007 letter and commenting on the need for a higher review than hearing officer. Deborah DeBow seconded.

Yes 17                      No        3            abstain 2

- b. Trails Committee (oral)- Carol Carr said that the Trails Committee is looking at the trail on the north side of the Lake Hodges Pedestrian Bridge because it has some issues about the asphalt that leads up to the bridge. This section of the trail, from the bridge to the freeway, will accommodate street bikes as well as mountain bikes on it. Ms. Carr said that part of the concrete pathway was removed by Caltrans and we would like assurance that it will be replaced before the bridge is done.
  
- c. Poseidon Resources Restoration Project in San Dieguito Lagoon- Deputy Director Carter reported that the Poseidon Resources just received permission from the California Coastal Commission to build the Carlsbad Desalination Plant. Part of the mitigation for impacts to fish in the ocean is for Poseidon to restore 37 acres of tidal wetlands. When Edison began their project they needed to create 115 acres of wetlands, leaving other areas of the project open to the River Park to complete. The JPA Board approved an agreement with Poseidon to do a feasibility analysis to determine if it is feasible to create an additional 37 acres of tidal wetlands at San Dieguito.

**INFORMATION**

- 3. Progress Reports on Ongoing Projects (Oral Reports)
  - a. Fire Recovery- Executive Director Bobertz said that we are working with FEMA on our trails and we are impressed with their prompt response to our needs.
  - b. Lake Hodges Bicycle/Pedestrian Bridge Deputy Director Carter said that the construction trestle, not the bridge, has been constructed and the contractor is building the coffer dams and will be building the north abutment but will have to stop building by March 15.
  - c. Sikes Adobe Historic Farmstead Deputy Director Carter said that besides FEMA funds the City of San Diego had insurance on the site that will be transferred to us when we purchase the property. Tom Cook said that on April 26<sup>th</sup> the Rotary Club will have a work party at the site and could possibly work on the creamery. Ms. Carter said that we have a grant from Supervisor Slater-Price to buy building materials for the creamery and need to be completed by June 30, 2008.
  - d. Wetland Restoration Project/Coastal Trail Director Bobertz said that a 40 acre new lagoon has been constructed along with the connection between I-5 and the boardwalk area which has been graded. Part of the connecting trail has been graded by the 22 District Agricultural District as well as restoration of the river bank proceeding with

projects by Leslie Woollenweber from the Conservancy. Deputy Director Carter said that the drainage channels on the sides of the freeway has been changed from culverts to bridges which calls for changes to our permits and plans.

- e. Del Dios Gorge – Director Bobertz said that we are waiting for a grant to come through on the Del Dios connection from the dam to the wide parking area on Del Dios Highway. This is steep terrain and it will be a challenge to build this portion.

4. Status Reports

- a. Fairbanks County Club- Director Bobertz said that Boardmember Peters attempted to get the potential agreement solidified to return the newly built 9 hole golf course to habitat and soccer fields but the Fairbanks Country Club rescinded the offer and it was taken off the JPA Board agenda.
- b. Rancho Santa Fe Polo Club- Director Bobertz said that we have been trying for 5 years to tie down our rights to the trail segment on the north side of the river. We are waiting to hear from the Mayor's office for official notification on the status of the trail.

5. Communications

None

Chair Pryde adjourned the meeting at 12:26 p.m.