

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
CITIZENS ADVISORY COMMITTEE
Minutes of February 4, 2005**

MEMBERS PRESENT

Phil Pryde
Tonjia Thrun
Betty Dahoney
Dick Barber
Dave Shaffer
Don Miller
Jan Fuchs
Marvin Gerst
Ken Smith
John Degenfelder
Dave Abrams
Anne Gardner
Jack Shelver
Margaret Schlesinger
Terry Badger
Richard Belzer
Liz Christensen
Matt Witman
June Diggle
Nancy Reed
Chris Khoury
Tom Cook
John Ingalls
Devore Smith
Byron Anderson
Arthur Schmitz
John Stewart
Jacqueline Winterer

REPRESENTING

CAC, Chair
ADA Advisor
Association of Environmental Professionals
Audubon Society
Back Country Horsemen
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
Julian Community Planning Group
League of Women Voters
Lomas Serenas Homeowner Association
Rancho Bernardo Community Planning Board
Rancho Santa Fe Association
San Diego County Farm Bureau
San Dieguito Lagoon Committee
San Dieguito Planning Group
San Dieguito River Valley Conservancy
San Pasqual Battlefield Volunteer Association
Santa Fe Irrigation District
Sierra Club
Surfrider Foundation
Eastern Property Owner
Del Dios Property Owner
Coastal 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
Mark Linman	Gatlin Development Co.

INTRODUCTION AND ANNOUNCEMENTS

Chair Pryde convened the meeting at 10:35 a.m. at the Rancho Bernardo Library, Rancho Bernardo, CA.

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

APPROVAL OF MINUTES January 7, 2005- Margaret Schlesinger made a motion to approve the minutes and John Degenfelder seconded. All in favor

CHAIR'S REPORT- Chair Pryde stated that the JPA Board approved the PRC changes that were discussed at the last CAC meeting to allow for review of projects before they are officially submitted to address River Park issues at an early point in the process. The JPA Board also approved a letter to the Escondido High School District which is considering a new high school on property adjacent to the River Park open space parcel (the Dorn property) opposing the school at that site. There was publicly noticed hearing regarding the Ruetter property adjacent to Farmer Road near Volcan Mountain and with no public objections it was approved for purchase. Chair Pryde said that there is going to be an important State Parks Commission public hearing for the Anza Borrego Desert on February 11th, 2005.

EXECUTIVE DIRECTOR'S REPORT- Executive Director Bobertz said that the County of San Diego approved the County Trails Plan. Director Bobertz said that this is a significant move forward for the county trails. Supervisor Slater Price, Chair of the County Board of Supervisors, gave her State of the County address and mentioned the San Dieguito River Park and the River Park endowment that she is supporting.

PUBLIC COMMENT- Chris Khoury said that the pipeline project from the Olivenhein Dam to Lake Hodges may cause a short section of our trail to be closed. Mr. Khoury suggested that we put this item on the agenda for next meeting for discussion of continued recreational use in Lake Hodges when construction is being done.

John Stewart said that the concept plan is being circulated among planning groups. Shawna Anderson said that there are four planning groups looking at the Concept Plan at this time: Carmel Valley, Torrey Pines, San Pasqual and Rancho Bernardo Planning Groups.

Terry Badger said that there will be a pancake breakfast in Del Dios on Saturday, February 12th, to raise funds for an attorney to fight for the people in opposition of the Dorn property as a high school site.

DISCUSSION / ACTION AGENDA

Recommendation: Discuss and make recommendation to the JPA Board.

1. **Project Review Committee Report-** Jan Fuchs said that there is a PRC meeting on February 28th, 2005. Ms. Fuchs said that at the last CAC meeting the Villa Paraiso project was referred back to the PRC for additional review, which did occur at the last PRC meeting. She explained that Villa Paraiso is going before the City of San Diego Planning Board on February 24th, 2005. Ms. Fuchs said that the PRC had expressed concerns about the height of the building and the lighting along with the wetlands that were created due to poor drainage. The PRC reviewed the site and the lighting and have found that this project will be an improvement over the large homestead that could have been built there. Ms. Fuchs stated that as part of the motion today that we would approve the project if the City of San Diego add permit language that reads: The use of

exterior lighting as needed for security purposes should be a horizontal, low sodium type. This lighting should be shielded downward so it will not be visible to adjacent properties. Mr. Benton confirmed that the building height has been reduced.

- a. **Villa Paraiso-** Cary Benton with Gatlin Development said that the building will be used for office space for Gatlin headquarters. He said that they will be doing the construction from 7 a.m. to 6 p.m. and the dark skies policy will be applied. They will be keeping the wetlands restored and maintained on the property. There will be about 15 employees at the facility and the hours of work will be until 6 p.m. Mr. Benton said that the question of illegal fill on the property was not considered an impact to the uplands although the fill will be removed, replaced and compacted.

Jan Fuchs made a motion to have the JPA Board support the project as proposed with the addition of exterior lighting language being added to the permit that will be issued the City of San Diego on this project. John Degenfelder seconded.

Marvin Gerst made an amendment to the motion, with the makers approval, that the City of San Diego affirm that this action will not set a precedent for any other site with illegal fill on it. John Degenfelder seconded.

Vote on the amendment 17 Yes 6 No 3 abstaining

Motion vote: 23 Yes 2 No 1 abstaining

Motion with amendment was approved.

Recommendation: *discuss and make recommendation to the JPA Board, if appropriate.*

2. **Project Review Committee discussion Regarding Project Negotiation-** Chair Pryde said that the PRC must make very clear to applicants that the PRC's recommendations or comments have no authority and are only recommendations, and that the PRC does not have any final rights to negotiate with developers but will only be able to make a recommendation on whether a project is or is not consistent with the San Dieguito River Park Concept Plan. He said there should not be any discussion regarding monetary exchange for support. Any such suggestions by an applicant should be referred to the Executive Director for presentation to the JPA Board.

Recommendation: *discuss and make recommendation to the JPA Board*

3. **Lake Hodges Bicycle/Pedestrian Bridge Mitigation Negative Declaration-** Shawna Anderson said that the Mitigated Negative Declaration has been distributed to the public and she described the location and the type of bridge that we would be constructing. Ms. Anderson said that the end of the bridge will have a cantilever which will connect to

the Piedras Pintadas Trail. She said that the bridge would be ADA accessible but it would not have equestrian use.

A motion was made by Dave Abrams to approve the bridge design and the MND.
Arthur Schmitz seconded.

Vote: 25 Yes 0 No 2 abstained

Recommendation: discuss and make recommendation to JPA Board.

4.Sikes Adobe Historic Farmstead Lease with City of San Diego- Deputy Director Carter spoke about the proposed lease with the City of San Diego on the Sikes Adobe Farmstead. The lease would cover the small area known as the Interpretive Boundary (1.9 acres). Ms. Carter said that there will be an administrative fee paid to the City of San Diego each year, but the rent would be the JPA's restoration and maintenance of the site. In addition, the lease would include an option to purchase the larger area (5.74 acres) which also includes the Sikes Adobe site for Fair Market Value. The JPA's interest in purchasing the property is to preserve a buffer to protect the historic integrity of the Sikes Adobe site, to have parking, to plant screening plants, to plant a wheat field, and to investigate the feasibility of constructing an Interpretive Center and Park administrative offices there. The lease has been presented to the Rancho Bernardo and San Pasqual Planning Groups and they have some issues regarding the potential Interpretive Center and Park administrative offices that need to be addressed.

A motion was made by Jacqueline Winterer to approve the lease with option to purchase. Anne Gardner seconded.

Vote: 24 Yes 1 No 1 abstain

INFORMATION

Trails Committee Report- Deputy Director Carter said that the Trails Committee has scheduled a meeting with Rick Thompson, City of San Diego Trails Coordinator, on the potential route to extend the Crosby estates trail alignment west via Artesian Road. Mr. Thompson will be attending the April CAC meeting to make a presentation to the CAC on the City's trail priorities and issues.

5. Progress Reports on Ongoing Projects (Oral Reports)

- a. **Wetland Restoration Project/Coastal Trail-** Executive Director Bobertz said that permits are being processed at this point. Mr. Bobertz said that we believe the item will be at the March or April Coastal Commission meeting.

- b. **Del Dios Gorge Trail-** Deputy Director Carter said that we are doing surveys at this time and will report on the progress at a future meeting.
- c. **Sikes Adobe Historic Farmhouse-** This item was discussed earlier in the meeting.
- d. **Property Acquisition-** Director Bobertz stated that the Ruetter property is in escrow at this time.

7. **Communication**

Dave Shaffer discussed the continuing problem of trash that needs to be hauled away on the trails.

Chair Pryde adjourned the meeting at 12:30 p.m.