

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
CITIZENS ADVISORY COMMITTEE
Minutes of June 1, 2007**

MEMBERS PRESENT

Phil Pryde
Dick Barber
Deborah DeBow
Jan Fuchs
Diane Coombs
Marvin Gerst
John Degenfelder
Ann Gardner
Jack Shelver
Terry Badger
Joe Howland
Nikki Flynn
Ben Hillebrecht
Carol Carr
Nola Michel
Bob McClure
Liz Dernetz
Bill Sherrard
Tom Cook
Devore Smith
Darrell Beck
Jacqueline Winterer
Leslie Ann Woollenweber

REPRESENTING

CAC, Chair
Audubon Society
California Native Plant Society
Carmel Valley Planning Board
Citizens Coordinate for Century Three
Council of Homeowners Association
Equestrian - Ramona Trails Association
Friends of the San Dieguito River Valley
Julian Community Planning Group
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 Diego Wild Animal Park
San Dieguito Lagoon Committee
San Dieguito River Valley Conservancy
San Pasqual Battlefield Volunteer Association
Sierra Club
Eastern Property Owner
Coastal Property Owner
Central Property Owner

VISITORS/STAFF PRESENT

Shawna Anderson	San Dieguito River Park JPA
Jan Lines	San Dieguito River Park JPA
Ellen Willis	RB Planning Board
Marty Bohl	Attorney, Cavallo Farms property owner representative
Tom Hespeler	Rick Engineering (Cavallo Farms)
Dr. Patrick Mock	URS (Cavallo Farms biologist)
Caren Kelley	Equestrian (Cavallo Farms)
Bernie Turgeon	City of San Diego Planning Dept.

INTRODUCTION AND ANNOUNCEMENTS

Chair Pryde convened the meeting at 10:35 a.m. at the Hope United Methodist Church, 16550 Bernardo Heights Parkway, Rancho Bernardo, CA. Mr. Pryde announced that Executive Director Bobertz and Deputy Director Carter would not be in attendance today.

Environmental Planner, Shawna Anderson took the roll call. A quorum was met. (22)

APPROVAL OF MINUTES- March 2, 2007 -Jacqueline Winterer made a motion to approve the minutes with 3 typographical corrections requested by Marvin Gerst. Mr. Gerst seconded the motion. All in favor.

CHAIR'S REPORT- Chair Pryde said that he recently went on the bus tour of the lagoon wetland restoration project and congratulated Jacqueline Winterer and Ann Gardner for their work on the tour. The River Park had an Appreciation Lunch for River Park volunteers and Mr. Pryde congratulated all who were awarded a recognition plaque. Chair Pryde discussed the information from the last JPA Board meeting stating that the Rancho Santa Fe Foundation was at the meeting to explain how they invest the funds from the River Park. Another item of interest was the approval by the JPA Board to include the viewshed of Rancho Guejito Creek into the FPA. It was explained that before the FPA can be amended the County of San Diego Board of Supervisors which has the jurisdiction in this area must approve the amendment.

EXECUTIVE DIRECTOR'S REPORT- Shawna Anderson reminded the CAC of the Grand Opening ceremony on Saturday at 1 p.m. for the Boardwalk section of the Coast to Crest trail in Del Mar.

PUBLIC COMMENT- none

DISCUSSION/ACTION AGENDA

1. Committee Reports

- a. **Project Review Committee – Cavallo Farms.** Shawna Anderson reported that the PRC has reviewed a project located on a 20-acre property on Old Camino Real that was formerly Far West Farms. The project is to redevelop the property as a new equestrian boarding and training facility called Cavallo Farms. The PRC discussed this project on several occasions and visited the site with the property owner's representatives. Ms. Anderson explained that the PRC is concerned that the project is not in compliance with the open space plan for this area as identified in the Pacific Highlands Ranch Subarea Plan and City's MSCP. The PRC is supportive of continued equestrian use but is asking that the site plan be revised to move proposed buildings and a new road.

PRC Chair, Jan Fuchs, explained that the open space plan preserves a critical wildlife corridor along Gonzales Canyon linking the Black Mountain Ranch preserve to the San Dieguito River Valley, which is of great concern to the PRC. The PRC requested that the applicant make changes to the proposed site plan to better conform to the open space plan

approved under Proposition M when the North City Future Urbanizing Area and Pacific Highlands Ranch were approved by the voters. Changes requested by the PRC include moving the two-story office/recreational structure off the knoll, relocating the new access road away from the creek and maintain a 50-foot buffer, replacing the proposed asphalt surface on the parking area with a permeable, non-polluting surface, and restoration of the creek area.

A question and answer session followed, and City staff and the project applicant provided additional comments.

Bernie Turgeon, Senior Planner with the City of San Diego, explained why permits are required and said that the property is an allowed use but because the applicant removed the existing structures and is requesting new structures in different locations the building footprints will change requiring discretionary Site Development and Neighborhood Use permits. The SDP implements the land use plan for the area, the MSCP, and environmental regulations, which all apply to the project. He pointed out that the City is not exacting open space from the applicant under this project proposal, but a new development footprint requires compliance with the Pacific Highlands Ranch open space plan. City staff have provided the project applicant with an alternative plan that would conform with the approved land use plan.

Marty Bohl, representing Cavallo Farms, introduced Tom Hespeler of Rick Engineering, Dr. Patrick Mock, biologist on the project and Caren Kelley, equestrian expert. Mr. Bohl explained that this property has been in agricultural use for several decades and few sensitive resources remain on site. The new owner is proposing to reduce the intensity of use, enhance the property with new structures, and downsize the amount of horses boarded on the site. He stated that the project would have fewer impacts on the area. He disagreed that the project is inconsistent with the land use plans for the area and that the property owner is allowed to continue equestrian use within the already disturbed/used areas.

Several CAC members asked questions of the project proponent and voiced concerns about the degraded creek on the site and visual impacts from the proposed office structure. Several asked about removal of exotic plant species along the creek and on the south side. The project proponent also explained that the area south of the creek does not drain toward the creek and the area is already disturbed.

Jan Fuchs made a motion to approve the recommendations of the PRC, with the addition that the creek and buffer be revegetated with native plants. Jacqueline Winterer seconded.

Before the vote, member Marvin Gerst asked that the motion be amended to request that the property owner provide a public trail through the property to allow access to trails within Gonzales Canyon. He stated that neighbors had the permission from the previous owner to use the Far West Farms property to access the trails in Gonzales Canyon for over 20 years but that the new property owner does not allow access. This trail could also be used by the Cavallo

Farms boarders. Marty Bohl stated that the property owner was not willing to provide this access because of liability concerns, but that he will cooperate to get the public trail built on Pacific Highlands Ranch. Bernie Turgeon explained that the official public trail is located on City-owned open space off the project site to the north and east (Pacific Highlands Ranch open space area) and that the property owner is not required to put a public trail on their property.

The CAC voted separately on the amendment proposed by Marvin Gerst and seconded by John Degenfelder. This amendment failed.

Vote: 6 Yes 16 No 0 abstaining

The CAC then voted on the motion by Jan Fuchs, which passed.

Vote: 17 Yes 4 No 0 abstaining

- b. Trails Committee- Carol Carr reported that the Trails Committee held a field trip on May 30, 2007 to Pamo Valley near Ramona to explore the proposed alignment for the Pamo Valley trail, between the upper and lower Santa Ysabel Truck Trails. This trail would add 12 miles to the Coast to Crest Trail when completed. The Trails Committee was joined by City of San Diego staff, Cleveland National Forest staff, and JPA staff.
- c. Memorial Tribute Committee- Chair Pryde reminded the CAC that a memorial committee was formed and assigned to develop a policy for memorial tributes such as plaques within the River Park. Memorial committee members consisted of Tony Joseph as chair, Jacqueline Winterer, Bill Sherrard, and Terry Badger. He cautioned the CAC that the JPA Board would likely have some issues with the draft policy as written. Because of the short amount of time remaining in the meeting, he asked Tony Joseph, chair of the memorial committee, to give a brief presentation.

Tony Joseph stated that they tried to create a set of rules with discretion on the placement of memorial plaques, and that each request would be subject to review. He explained that the majority viewpoint was that memorial tributes should only be allowed in already developed portions of the park such as at Interpretive Centers or historical monuments, and not in undeveloped portions. However, a minority opinion was that memorials and donations should be allowed in all areas of the park.

Terry Badger expressed his view of the minority position of the memorial committee, and felt that tributes such as plaques and other memorials should be allowed in all areas of the park. He used the Wild Animal Park as an example of good use of donations, and felt that donations are

vital to the River Park's implementation and should be encouraged, not discouraged. He suggested that Section 3.5 of the draft policy be deleted.

The CAC debated the issue of whether and where benches, tables, plaques and other donations should be allowed, some felt that those donating an item should be able to choose the location, others felt that undeveloped open space areas should be left pristine. There was some confusion as to whether the policy would allow benches, tables, etc. and Jacqueline Winterer clarified that it's the plaques or other memorabilia that the policy discourages in undeveloped open space areas, not benches and trail signs.

Chair Pryde suggested that the memorial committee meet with JPA staff to work out issues before the policy is reviewed again by the CAC and presented to the Board. He encouraged CAC members to provide individual input to JPA staff.

Jack Shelver made a motion to postpone action on the donations policy until JPA staff and the Memorial Committee meet and adjust some of the policy language based on input received. Nola Michel seconded.

Vote :18 Yes 0 NO

The meeting was adjourned due to time and loss of quorum.