

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
CITIZENS ADVISORY COMMITTEE
Minutes of January 7, 2005**

MEMBERS PRESENT

Phil Pryde
Gary Ruyle
Dick Barber
Dave Shaffer
Don Miller
Jan Fuchs
Marvin Gerst
Lauralyn Bursen, Alt.
John Degenfelder
Dave Abrams
Anne Gardner
Margaret Schlesinger
Terry Badger
Richard Belzer
Liz Christensen
Ben Hillebrecht
Carol Carr
Bob McClure
Freda Reid
Nancy Reed
Chris Khoury
Tom Cook
Sam Smalley
Devore Smith
Byron Anderson
Darrell Beck
Arthur Schmitz
Jacqueline Winterer

REPRESENTING

CAC, Chair
American Society of Landscape Architects
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
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 Wild Animal Park
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
Eastern Property Owner
Coastal Property Owner

VISITORS/STAFF PRESENT

Dick Bobertz
Susan Carter
Shawna Anderson
Jan Lines
Chloe Schmitz
Frank Castle
Mark Linman
Jerry Harman
Bob Calkins
M. Wise

San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA
Ramona Resident
Gatlin
Gatlin
Escondido Resident
EUHS
EUHS

INTRODUCTION AND ANNOUNCEMENTS

Chair Pryde convened the meeting at 10:30 a.m. at the Rancho Bernardo Library , 17110 Bernardo Center Drive, Rancho Bernardo.

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

APPROVAL OF MINUTES 10/01/04 - Terry Badger made a motion to approve the minutes and Carol Carr seconded. All in favor

CHAIR'S REPORT- Chair Pryde reported on the last JPA Board meeting. Dr. Pryde said that a Public Notice Hearing was set for January 21st, 2005 for the Reutter property which is 90 acres near Julian. Mr. Pryde said that the JPA has a new Chair and Vice-Chair for 2005, the chair will be Betty Rexford and Vice Chair Jerry Finnell.

EXECUTIVE DIRECTOR'S REPORT- Executive Director Bobertz said that the County Trails Program is an agenda item of the Board of Supervisors on January 12th, 9 a.m. at County Administration Bldg. The Supervisors are adopting a Regional Trails Plan and an extensive plan for community trails. Mr. Bobertz urged CAC members to attend the meeting and support the trails plan. Executive Director Bobertz said that the San Dieguito River Park's Concept Plan is being reviewed by the City of San Diego and is being scheduled as an agenda item for the Planning Commission on February 24th at 9:00 a.m. at San Diego City Hall.

Director Bobertz said that at the JPA meeting Supervisor Pam Slater-Price read the accomplishments of the San Dieguito River Park in 2004. Mr. Bobertz read them to the CAC.

PUBLIC COMMENT- John Degenfelder said the State Parks is having a meeting on January 11, 2005 re the Cuyamaca Equestrian Campground.

Dave Shaffer said the clean up done by volunteers at scales and the launch ramp needs to be hauled away. He felt that someone at the City of San Diego should be contacted about the removal as some of the junk has been there for years.

Art Schmitz said that in the RiverScape it was stated that the Sutherland dam was completed in 1954. He said that this needs to be corrected because this is not the correct date. Mr. Schmitz suggested that Councilmember Maienschein's office be contacted about the removal of the debris.

Chair Pryde stated that we have an emergency item to add to the agenda today. The item to be added is for a project called Villa Paraiso. This item needs to be addressed by the CAC as a comment letter needs to be sent out by January 11, 2005 to the proponent.

Anne Gardner made a motion to add the emergency item to the agenda and Freda Reid seconded
The Vote was 21 Yes 1 No 2 Abstained

DISCUSSION/ACTION AGENDA

1. CAC By-Laws- Chair Pryde said that it is difficult to get 2/3 of the membership to attend the meetings, so if the bylaws were interpreted that 2/3 of the total membership had to vote to add an item to the agenda we would not be able to add anything at future meetings. Chair Pryde suggested that at the CAC meetings the Roberts Rules apply and 2/3 of the members in attendance vote on an item for emergency discussion. He said that seeing no dissent, that is the way he would handle this issue when it arises in the future.
2. Attendance- Chair Pryde said that the by-laws clearly spell out rules for attendance. He said that the members of the groups that are in jeopardy are being dropped would get a letter giving them one month to decide if they want to continue with membership in the CAC. The letter would also state that if they intend to continue membership, that they should appoint an alternate to attend the meetings when the regular representative cannot make it to the meeting.
3. Selection of Items for CAC Review- Chair Pryde asked members of the CAC to contact staff at the River Park if they have anything that needs to be discussed at a CAC meeting. Executive Director Bobertz said that he would send the draft JPA agenda to Chair Pryde in advance, and if there is an item on the JPA agenda that has not gone to the CAC that Chair Pryde feels should have gone to the CAC, that will be done (assuming there is sufficient time).
4. Project Review Committee Discussion Regarding Project Negotiations- There was brief discussion regarding the issue of negotiating with developers before it was agreed to continue this item to the next CAC meeting.

Jan made a motion to have Policy P90-1 be amended to allow the PRC and the CAC to review projects at the applicant's request before they are formally submitted to the permitting agency. Nancy Reed seconded. Vote 24 Yes 0 No 0 Abstained.
5. Discussion of Potential Use of Dorn Property for Escondido High School Site- Chris Khoury said that the Dorn site is one of 4 sites being considered for the building of the new Escondido High School. Mr. Khoury said that the Dorn property is in the JPA's focused planning area and this project is a concern to the River Park and its goals.

Speaker Robert Calkins from the Escondido High School District said that Escondido has a need for the new High School. Mr. Calkins said that the 80 acre property has many issues such as traffic on Del Dios Highway and the construction problems with this area. Mr. Calkins stated that all the sites for the high school have been met with concerned citizens and groups stating that their site is not appropriate for the school. He said that all the sites under consideration had many constraints, and all would be expensive to grade.

Speaker Jerry Harmon said that the Derbas property was purchased by the County for open space and is adjacent to the new high school site. Mr. Harman said the issue of concern is the impact on the Escondido Creek and the watershed.

Nancy Reed said that the San Dieguito Planning Group has drafted a letter to send the High School Board against the project at the Dorn site.

Terry Badger made a motion that the following recommendation be adopted : the CAC believes that building a high school on the Dorn property, 90% which lies within the San Dieguito River Park's

focused planning area, is not compatible with the River Park's goals and is in no way an appropriate site for the high school.

The CAC recommends to the Joint Powers Authority Board that it strongly recommends to the Escondido Union High School District Board of Trustees that they no longer consider the Dorn Property as a potential site for a high school. Tom Cook seconded the motion .

Vote 20 Yes 2 No 4 Abstained

6. Villa Paraiso- Shawna Anderson said the PRC reviewed this project in 2002 and again in June 2004 and the project has very few changes. Ms. Anderson said that the Negative Declaration came out in December 2004 with comments due by January 11th, 2005. This project is on the corner on El Camino Real and Via de la Valle and presently has a parking lot on it with an adjacent lot that was filled with dirt. There was a number of letters exchanged by the City of San Diego and the previous landowner about the removal of the fill dirt which never happened. Ms Anderson said the Negative Declaration states that the fill dirt had no negative impact. Another dispute on the property site is the clogged drainage that caused a wetland on the property that was originally listed as upland. The artificial wetland will be restored by the proponent and no building will be on the wetland area. Ms. Anderson said that the San Dieguito Planning Group drafted a letter to the City of San Diego stating that an EIR needs to be issued due to the height of the building and wetland issues. The one story building will be an office building instead of a single family dwelling.

Frank Gatlin, owner of the property, said that he will have to bring in more fill dirt so that he can raise the level of the grade. Mr. Gatlin stated that the wetland will be restored to current specifications and the lighting will be upgraded to current standards. Mr. Gatlin said the offices will be in operation from 8 a.m. to 5 p.m.

Because the applicant said that the Planning Commission date had been moved to February, it was agreed to return this project to the PRC for additional discussion at their next meeting, and bring it back to the CAC in February.

INFORMATION

6. Progress Reports on Ongoing Projects (Oral Reports)

- a. Wetland Restoration Project/Coastal Trail- Shawna Anderson said that there was a scoping meeting on Wednesday for the 22 Ag District's Master Plan to solicit input from the public for the EIR. Ms. Anderson said there was a Notice of Preparation that was very thorough. She will be sending a letter with any additional suggested topics for the EIR.
- b. Lake Hodges Bicycle/Pedestrian Bridge- Shawna Anderson said Caltrans had decided they did not need a NEPA document which had been previously required causing a year's delay to the project. Ms. Anderson said that we received our Biological Opinion from the Fish and Wildlife Service and we are getting our permits. The CEQA document (an MND) will be issued in the near future.

- c. **Del Dios Gorge Trail-** Deputy Director Carter said that we have to do a hydrological report because part of the trail is over the river. Ms. Carter said that we are finishing up our engineering design so that we can do hydrological studies along with biological and cultural studies for any impacts. The next step will be an agreement with the County of San Diego and the JPA. Ms. Carter said that the project should be ready to start in September 2005.
- d. **Sikes Adobe Historic Farmhouse-** Deputy Director Carter said that we have made serious advances in the negotiations for a lease for 5 years on the Sikes Adobe itself and we would have an option to purchase the rest of the property (5.7 acres) within the 5 years. An appraisal will have to be done so that we know how much money to raise for the purchase.
- e. **Property Acquisition** – Director Bobertz said that the Newton and the Habib properties have closed escrow. He asked Chris Khoury, with the San Dieguito River Valley Conservancy to talk about their new fundraising campaign.

Chris Khoury said that the Conservancy along with the TPL (Trust for Public Land) has a tentative purchase agreement for the Lake Sutherland East property which is 353 acres. Mr. Khoury said the total purchase price is \$1,050,000. The Conservancy will raise \$400,000.00 and seek grant funds for the remainder needed and hopefully it can be accomplished in 6 months. Mr. Khoury said that anyone who would like to tour the property to please contact the Conservancy, as several tours have been set up in the coming months.

7. **Communications**

None

Chair Pryde adjourned the meeting at 12:30 p.m. due to the loss of a quorum.