

AGENDA
SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
JOINT POWERS AUTHORITY

9:30 a.m. – 12:00 p.m.
Friday, July 16, 2004
County Administrative Center
1600 Pacific Highway, Room 302/303
San Diego

Speaker slips will be available. Please fill out a slip and give it to the Chair prior to the meeting if you wish to speak to an item on the agenda. The Board may take action on any item listed on the Consent or Action agenda.

Introductions and Announcements.

Approval of the Minutes of June 18, 2004

Executive Directors Report

Public Comment

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board and not appearing on today's agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. Pursuant to the Brown Act, no action shall be taken by the Board on public comment items.

CONSENT

1. Ramona Community Planning Group's Request for Consideration of Naming SR78 a State Scenic Highway through the San Pasqual Valley

ACTION

2. Public Hearing for Newton Acquisition
3. San Pasqual Valley Vision Plan
4. Cleveland National Forest Management Plan

INFORMATION

5. Status Reports (oral)

- a. Fairbanks Ranch Country Club/Polo
- b. Wetland Restoration Project/Coastal Trail
- c. Sikes Adobe Historic Farmstead
- d. Lake Hodges Bicycle/Pedestrian Bridge
- e. Del Dios Gorge Trail

6. Jurisdictional Status Reports

An opportunity for the Board members to report on actions taken within their jurisdictions to further the park planning process, or problems which have arisen.

7. Communications

- a. Letter from JPA to California High Speed Rail Authority, June 28, 2004
- b. Letter from 22nd District Agricultural Association to SCE, June 29, 2004, with response from JPA staff

CLOSED SESSION:

8. The JPA Board will meet in closed session pursuant to Government Code Section 54957, for the purpose of conducting the annual performance and salary review of Executive Director Dick Bobertz.

Adjournment

Chair

THE NEXT REGULAR JPA MEETING IS SCHEDULED FOR FRIDAY, AUGUST 20, 2004.

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 web site at www.sdrp.org.**

Agenda Item 3
June 18, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Ramona Community Planning Group's Request for Consideration of Naming SR78 a State Scenic Highway through the San Pasqual Valley

RECOMMENDATION:

Support Naming SR78 a State Scenic Highway through San Pasqual Valley

SITUATION:

A. Summary

Please see the attached letter from the Ramona Community Planning Group, dated 5/28/04. The letter requests the JPA's support for designating Hwy 78 through San Pasqual Valley as a designated scenic highway.

This action would be consistent with the recommendations in the San Dieguito River Park Concept Plan. The section of the plan that addresses the Scenic Drive (pages 36 & 37) is attached.

- B. Citizens Advisory Committee Recommendation: This item was reviewed by the CAC at their July 9, 2004 meeting. Their recommendation will be reported orally at today's meeting.
- C. Issues: No issues have been identified.
- D. Fiscal Impact: None.
- E. Environmental Review: N/A

ALTERNATE ACTIONS

1. Support naming SR78 a State Scenic Highway through San Pasqual Valley
 2. Do not support naming SR78 a State Scenic Highway through San Pasqual Valley
- .

Agenda Item 2
July 16, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Public Hearing to Approve Acquisition of the Newton Property

RECOMMENDATION:

Adopt the attached resolution approving the purchase of the Newton property as described below and in the publication notice, and authorizing the Executive Director to execute all related documents to complete the transaction.

Summary and Recommendation

At your June 18 meeting, your Board set a hearing date of Friday, July 16, 2004 to consider the approval of the purchase of the approximately 249-acre Newton property (two parcels APN 246-030-03 and 246-090-26) in the jurisdiction of the County of San Diego and to authorize the Executive Director to execute all related documents to complete the transactions. You directed staff to publish the Notice of Intention to Purchase in accordance with Government Code Section 25350 and 6063 prior to the hearing date.

The Newton parcels are two parcels in the unincorporated area of the County of San Diego, a 240-acre parcel and a 9-acre parcel, directly east of Lake Sutherland and contiguous to City of San Diego Water Department-owned property. The purpose of the acquisition is preservation of the natural open space for watershed and habitat protection and as a wildlife corridor. In addition, the "Coast to Crest Trail" is planned to cross the property. For these reasons, the Newton parcels were put on your Board's potential list for acquisition "*San Dieguito River Valley Parcels Desirable For Preservation by Public Agencies from Willing Sellers*" and included in the Conceptual Area Protection Plan for the San Dieguito River Valley approved by the Wildlife Conservation Board. Please see the attached location map.

The Trust for Public Land (TPL), a non-profit organization, has negotiated an agreement to purchase the property from the current owner. TPL intends to purchase the property and then sell it to the San Dieguito River Park for the same contract price in a back-to-back escrow. The Trust for Public Land entered into negotiations with the property owner last year, and commissioned an appraisal to determine the fair market value. The preliminary appraised value of \$3,000 per acre, for a total price of \$747,000, is based on a determination that the property has no legal access rights. The property owner has indicated that this price is acceptable and she is willing to sell at that price. A final appraisal is being prepared now and will be reviewed by the Department of General Services (DGS) before it is accepted by the Wildlife Conservation Board.

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It is assumed that the appraisal will receive the necessary approval by the California Department of General Services (DGS). TPL's purchase price will be the DGS-approved fair market value, as will the purchase price by the San Dieguito River Park. TPL has paid for and commissioned, or will do so in the near future, the appraisal, title reports and normal survey reports for hazardous materials.

- A. Citizens Advisory Committee Recommendation: This item has not been reviewed by the CAC.
- B. Issues: No issues have been identified.
- C. Fiscal Impact Funding for this acquisition would come from the Proposition 13 River Parkway funds that were granted to the JPA by the Wildlife Conservation Board in 2002 and must be expended before February, 2005.
- D. Environmental Review: A Categorical Exemption for Acquisition of Open Space Land pursuant to State CEQA Guidelines: Transfer of Ownership of Interest in Land to Preserve Open Space, Class 25, Section 15325(a) has been prepared.

ALTERNATE ACTIONS

- 1. Approve purchase of the Newton property.
- 2. Do not approve purchase of the Newton property and give staff other direction.

RECOMMENDATION:

Adopt the attached resolution approving the purchase of the Newton property as described above and in the publication notice, and authorizing the Executive Director to execute all related documents to complete the transaction.

Respectfully submitted,

Dick Bobertz
Executive Director

Attachments:

- 1. Draft Resolution
- 2. Map of Proposed Acquisition Site

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGUITO RIVER
VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY
APPROVING A PURCHASE AGREEMENT REGARDING ACQUISITION OF
NEWTON PROPERTY FOR PARK AND OPEN SPACE PURPOSES**

WHEREAS, the San Dieguito River Valley Regional Open Space Park Joint Powers Authority (“JPA”) is empowered by its Joint Powers Agreement and by the State Joint Powers Law (Government Code Section 6500 et seq.) to acquire property to further its purposes; and

WHEREAS, the acquisition for park and open space purposes of certain real property consisting of two contiguous parcels (APN 246-030-03 and 246-090-26) totaling approximately 249 acres that is currently owned by Audrey Newton (the “Property”) is a high priority of the JPA because of the important wildlife and habitat resources on the property, and for trail connection and watershed protection purposes; and

WHEREAS, Audrey Newton has offered to sell the Property for the appraised value of \$747,000, \$3,000 per acre; and

WHEREAS, the Property is within the JPA’s Focused Planning Area, is a priority parcel for purchase as described in the JPA’s Conceptual Area Protection Plan and would be a desirable addition to the River Valley Park; and

WHEREAS, the JPA received funds for the purchase of high priority parcels in the San Dieguito River Corridor from the State Wildlife Conservation Board;

WHEREAS, the Property proposed to be acquired is essential to the JPA’s park planning and implementation efforts; and

WHEREAS, The Trust for Public Land has been assisting the JPA by negotiating with the property owner on the JPA’s behalf, and has secured an agreement for purchase of the Property at its appraised value, and is ready to transfer the Property to JPA in the same escrow as it would purchase the Property from Audrey Newton; and

WHEREAS, the Property has been appraised by a qualified appraiser; and

WHEREAS, this action is categorically exempt from CEQA pursuant to State CEQA Guidelines: Transfer of Ownership of Interest in Land to Preserve Open Space, Class 25, Section 21084:15325(a); and

WHEREAS, the JPA Board finds and determines that acquisition of the property for its appraised value as set forth above is appropriate and in the public interest;

NOW, THEREFORE, be it hereby resolved as follows:

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1. The foregoing recitals are true and correct.
2. The Board of Directors of the San Dieguito River Park JPA hereby approves the purchase of said 249-acre Property at the price set forth above, subject to the following contingencies:
 - a. Receipt of funds from the State of California Wildlife Conservation Board sufficient to equal the amount of the Purchase Price;
 - b. Review and approval of a title report for the Property;
 - c. Physical inspection of the Property and/or investigation by JPA, that reveals no unacceptable hazardous waste or other harmful materials; and
 - d. Additional contingencies or assurances as the Executive Director, in consultation with JPA's counsel, may deem reasonably necessary and appropriate in the interest of the JPA prior to acquisition.
3. The Board of the JPA recommends to the State of California that it expeditiously comply with all administrative requirements of the grants and fund the purchase, recognizing the importance of this acquisition and that time is of the essence.
4. The Board of the JPA authorizes its Executive Director, Dick Bobertz, to enter into escrow on behalf of the JPA and fully empowers Dick Bobertz as its agent to take any and all such further actions, including the execution of a purchase agreement and approval of further documents, which may be required to carry out the escrow without the need for further approval of this Board. It is the express intent of this Board in adopting this Resolution that no further action of this Board is required and that the JPA's Executive Director is fully authorized to implement complete purchase of the Property in conformance with the terms of this Resolution.

Passed and Adopted this Sixteenth Day of July, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Pam Slater-Price, Chair

ATTEST: Jan Lines, Clerk

Agenda Item 3
July 16, 2004

TO: JPA Board
FROM: Staff
SUBJECT: San Pasqual Vision Plan

RECOMMENDATION:

Direct staff to prepare letter of support for the San Pasqual Vision Plan with suggested changes.

SITUATION:

A. Background

The San Pasqual Vision Plan (Attachment 1) was developed by Fifth District Councilmember and JPA Board member Brian Maienschein as a comprehensive plan to protect the San Pasqual Valley. The plan was first conceived in 2001 with assistance from members of the Rancho Bernardo Community Planning Board, San Pasqual Planning Group, and other valley stakeholders. The plan has not yet been formally adopted by the City. Recently the San Pasqual Vision Plan was heard by the City of San Diego's Land Use and Housing committee and featured at a press conference by Councilmember Maienschein. According to Maienschein's office, several Vision Plan action items are being scheduled for various City Council subcommittees for further refinement over the next few months. The Vision Plan will then go to the full City Council for consideration possibly by the end of 2004.

The JPA Board reviewed the Vision Plan at their February 15, 2002 meeting. The JPA voted in favor to support the Vision Plan in concept (as the plan was still a draft) and to recommend that the City consider suggested revisions to the plan (see below).

B. Situation

At your February 2002 JPA meeting the following changes were requested to the Vision Plan:

1. Recognize the value of open space lands that are adjacent to MSCP delineated lands.
2. Use forceful wording that is less subject to interpretation. For example, use *impact* in place of *jeopardy* in second paragraph on page 5.
3. Provide language that highlights the need for coordination between the Vision Plan and River Park Concept Plan.
4. Delineate specific interaction with the JPA in Directive #7.

It does not appear that these suggested changes have yet been incorporated into the plan.

The Vision Plan is consistent with the goals and objectives of the River Park and Concept Plan;

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however, the San Dieguito River Park and the JPA itself is largely absent from the plan. JPA staff suggests that language be added to the Vision Plan to accomplish two primary purposes: (1) to emphasize the San Dieguito River Park and recognize the important role the JPA has played and should continue to have in the valley; and (2) to ensure that the River Park JPA is an active participant in furthering the goals of the Vision Plan. To achieve this emphasis on the River Park, the following additions are recommended:

Introduction page – The San Dieguito River Park JPA and Concept Plan should both be mentioned in the introduction as a vital part of implementing the Vision Plan. Suggested addition to the second paragraph: “A major part of the valley is the San Dieguito River Park, the overall vision and concept of which is to protect the valley’s agriculture and topography, water quality, native plant and animal species, and to create recreational opportunities. The San Dieguito River Park Joint Powers Authority (JPA) was specifically formed with a mandate to implement the River Park concept, which includes the planning area through the San Pasqual Valley. This Vision Plan furthers these objectives through formalizing City policies and initiatives that implement the goals and objectives of the San Dieguito River Park Concept Plan.”

Directive Number Four, pages 9/10 – Add JPA to Action #4 as a participant in the review committee.

Directive Number Four, page 10 – Mention the River Park’s active role in habitat restoration in the valley. Insert at end of third paragraph under Background: “The San Dieguito River Park JPA has conducted several successful habitat restoration projects in the valley and is an active member in the County’s Weed Management Area”.

Directive Number Five, page 12 – The JPA should be featured prominently in this directive since it was empowered to undertake overall recreational planning for the River Park including the San Pasqual Valley. The San Pasqual Valley Plan specifically recognizes the JPA as the primary entity in implementing passive recreation and interpretive uses in the valley. This has included constructing the Mule Hill/San Pasqual Valley Trail and restoring Sikes Adobe. Add the JPA as a major participant in developing a comprehensive interpretive program for the valley. In the first paragraph of the Background section, add Sikes Adobe as one of the completed interpretive facilities. The PRC also questioned the appropriateness of assigning the Real Estate Assets Department to prepare the strategy for creating a comprehensive interpretive program for the valley, rather than staff with more expertise in this area. The JPA should play a major role in this task.

Directive Number Five, page 13 – The JPA is largely absent from the discussion of trail expertise and planning even though the San Pasqual Valley Plan identifies the JPA as the agency responsible for implementing the Coast to Crest Trail through the valley. Add the San Dieguito River Park Concept Plan along with the San Pasqual Valley Plan in the first sentence of the first paragraph. Add the JPA as one of the consulting “agencies with expertise in trail issues and design”.

Directive Number Six, page 14 – Add a JPA representative to the advisory task force established

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under Action #2.

Directive Number Seven, page 16 – Add the JPA as one of the governmental bodies to coordinate with those listed in the first paragraph, second to last sentence under Action.

Directive Number Nine – Revise the directive to add the JPA as one of the bodies that should be informed of land use issues that pertain to the San Pasqual Valley Plan Area.

CAC RECOMMENDATION

The CAC reviewed and considered suggested changes to the San Pasqual Vision Plan at their July 9, 2004 meeting. That meeting had not yet occurred at the writing of this staff report. The results of the CAC meeting will be reported at your Board meeting.

ALTERNATIVES

1. Approve staff's recommendation.
2. Recommend other changes to the plan.
3. Take no action.
4. Give staff other direction.

RECOMMENDATION

Direct staff to prepare letter of support for the San Pasqual Vision Plan with suggested changes.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. San Pasqual Vision Plan

Agenda Item 4
July 16, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Land Management Plan and EIS for the Cleveland National Forest

RECOMMENDATION:

Direct staff to prepare comment letter.

SITUATION:

A. Background

The U.S. Forest Service has released its updates of the Land Management Plans for each of the four southern California national forests as well as an Environmental Impact Statement, and is soliciting comments on the plans and EIS. The Cleveland National Forest (CNF) exists within the eastern portion of the San Dieguito River Park Focused Planning Area, specifically on the east side of Boden Canyon and surrounding Pamo Valley (Landscape Units I, Clevenger Canyon and J, Pamo Valley). The Coast to Crest Trail is planned through a portion of the Cleveland National Forest. The River Park provided comments in 2001 to the Notice of Intent to prepare the EIS (Attachment 1).

B. Situation

Responses to JPA Staff NOI Comments (Attachment 1)

In 2001, JPA staff responded to the request from the U.S. Forest Service to suggest issues that should be addressed in the EIS. The JPA's letter included a detailed focus on non-motorized trail connections through the CNF as well as the issue of uncontrolled target shooting at Orosco Ridge. The CNF Land Management Plan does refer to the San Dieguito River Park in one section and includes a strategy to connect to outside regional trails, however, the LMP does not specifically address how connections to other trails would be made. It is assumed based on recent conversations with CNF staff that connecting routes could be planned and implemented in coordination with JPA staff as long as it is consistent with the LMP strategies for trails. The Orosco Ridge issue was not satisfactorily addressed in the LMP as discussed under JPA Staff Comments below.

Updated CNF Land Management Plan and EIS

The purpose of the Land Management Plans is to guide natural resource management activities, address changed conditions since the original plans were adopted, and to meet

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regulatory requirements. The original plans were approved between 1986 and 1989. A primary focus of the plans is establishing eight land use zones designated for various portions of the forests (Attachment 2). The EIS evaluates six alternative combinations of these land use zones and compares the environmental impacts of each and identifies a U.S. Forest Service preferred alternative (Attachments 2 and 3). The six alternatives are as follows:

- Alternative 1 – No Action, the existing condition (no change from today). Used as a measure for the other alternatives.
- Alternative 2 – Preferred alternative by the U.S. Forest Service for the Cleveland National Forest. Little change from the existing situation (Alternative 1) although there is a decreased emphasis on non-motorized trails and an increase in wilderness areas.
- Alternative 3 – Increased emphasis on maintaining and protecting biological diversity while allowing recreation and other uses.
- Alternative 4 – Preferred Alternative for the other three National Forests (this is not applicable to the Cleveland NF and so does not pertain to the River Park).
- Alternative 5 – Preferred alternative by OHV groups and has an increased emphasis on motorized access.
- Alternative 6 – Environmentally preferred alternative with an emphasis on wilderness protection and non-motorized access.

Attachment 2 provides a description of each land use zone and a comparison of acreage and percentage of land use zone by alternative.

In addition to the land use zones and the six alternatives evaluated in the EIS, the Draft Land Management Plan for the Cleveland National Forest (CNF) contains many management strategies that reflect the preferred land use zones. The plan divides the CNF into geographical units referred to as “places”. The San Dieguito River Park FPA is within the San Dieguito/Black Mountain place (Attachment 4). JPA staff has several comments on the section of the plan that addressed the place setting and program emphasis (i.e., the activities prioritized by the plan over the next 3 to 5 years) (Attachment 5).

JPA Staff Comments

The JPA should support the alternatives that best meet the goals and objectives of the River Park. Based on JPA staff’s review of each alternative, it appears that Alternative 3 would best do that because it represents an increase in non-motorized trails and a 13 percent increase in wilderness areas. Although Alternative 6 may also be consistent with River Park goals and objectives, this alternative is unlikely to be seriously considered by the U.S. Forest Services because it is most restrictive and may not stand up to fire concerns from closed roads/restricted access. Alternative 5 would be contrary to the River Park’s environmental goals and objectives because it would increase environmental impacts to the CNF due to increased exposure to motorized vehicles (a 20% increase in

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motorized trails), actually eliminate all non-motorized trails, and proposes no new wilderness areas. The Forest Service's preferred alternative (#2) is similar to the existing condition but would represent a 3% decrease in non-motorized trails.

The following comments relate specifically to Part 2 of the Draft Land Management Plan, which outlines the Cleveland National Forest Strategy:

1. The plan should better document the issues with regard to uncontrolled shooting at Orosco Ridge. Ongoing problems here are associated with uncontrolled and unmanaged shooting and include safety, noise, litter, fires, incompatibility with public trails proposed in area, etc. These problems need to be identified, and solutions suggested as part of the overall strategy.
2. Under Program Emphasis section, shooting areas at Orosco Ridge should not be provided to "satisfy demand". The LMP must have controls and guidelines for target shooting (not open shooting indiscriminately at junk yards) that confine target shooting to an enclosed controlled area with monitoring and enforcement, and eliminates the use from Orosco Ridge.
3. JPA supports establishing a "concessionaire" for target shooting that would control and manage the use. However, the use should be removed from Orosco Ridge and located where access and use can be managed.
4. The River Park should be more prominently highlighted. The LMP should have a policy specifically supporting the River Park's Concept Plan so that the CNF plan is consistent with the Concept Plan.
5. Correct the reference in CNF Strategy-50 from "San Dieguito River Parkway" to "San Dieguito River Park Focused Planning Area via the Coast to Crest Trail".
6. The SDRP Coast to Crest Trail should be prominently featured, and the Santa Ysabel Truck Trail should be identified as a future segment of the Coast to Crest Trail.
7. Under Program Emphasis, participating with the City of San Diego for long-term planning of Pamo Valley should include a commitment to open space and passive recreation there, not for environmentally damaging uses such as the City's previous attempts at a landfill and reservoir.
8. The plan should identify the appropriate seasons for hunting and ensure that hunting will not interfere with the recreational trails existing and proposed in the CNF.

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9. Strategy Trans 3: Improve Trails should specifically support continuation of the Coast to Crest Trail through the CNF and connecting the Pacific Crest Trail to the Coast to Crest Trail.

CAC RECOMMENDATION

The CAC reviewed and considered changes to the LMP at their July 9, 2004 meeting. That meeting had not yet occurred at the writing of this staff report. The results of the CAC meeting will be reported at your Board meeting.

ALTERNATIVES

1. Approve staff's recommendation.
2. Recommend other changes.
3. Take no action.
4. Give staff other direction.

RECOMMENDATION

Direct staff to prepare comment letter.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. JPA Comment Letter on NOI
2. Land Use Zone Definitions and Comparison Tables
3. Alternatives Considered
4. San Dieguito/Black Mountain Place Map
5. Pages from CNF Land Management Plan