



San Dieguito River Valley  
Regional Open Space Park  
18372 Sycamore Creek Road  
Escondido, CA 92025  
(858) 674-2270 Fax (858) 674-2280  
www.sdrp.org

**JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

Chair Betty Rexford  
Poway City Council

Vice-Chair Jerry Finnell  
Del Mar City Council

Ed Gallo  
Escondido City Council

Brian Maienschein  
San Diego City Council

Scott Peters  
San Diego City Council

Dianne Jacob  
Supervisor, County of San Diego

Pam Slater  
Supervisor, County of San Diego

Lesa Heebner  
Solana Beach City Council

Dr. Phillip Pryde  
Citizens Advisory Committee

Darlyn Davenport, Ex Officio  
22nd District Agricultural Assoc.

Dick Bobertz  
Executive Director

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

**9:30 a.m. – 12:00 p.m.  
Friday, October 21, 2005  
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 September 16, 2005

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. Adopt Resolution Applying for Proposition 40 Grant
2. Approve Changes to Project Review Policy
3. Renew Agricultural Lease on Boudreau Property for One Year

ACTION

4. Appoint Nominating Committee
5. Potential Sale of Fairbanks Ranch Country Club
6. Lake Hodges Bicycle/Pedestrian Bridge Costs and Financial Issues

## INFORMATION

7. Presentation on San Dieguito Watershed Plan
8. SDRP Activities Program - Presentation by Barbara Baker, SDRP Event & Volunteer Coordinator
9. Status Reports
  - a. Wetland Restoration Project/Coastal Trail
  - b. Sikes Adobe Historic Farmstead
  - c. Del Dios Gorge Trail
10. 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.

11. Communications

Adjournment

Chair

THE NEXT REGULAR JPA MEETING IS SCHEDULED FOR FRIDAY, NOVEMBER 18, 2005.

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 JPA has converted to an email distribution of both agendas. Please advise the office at 858 674-2270 if you do not have an e-mail address and want other arrangements will be made. Full packets will continue to be mailed free of charge to JPA and CAC members upon request. 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](http://www.sdrp.org).**

**Agenda Item 1  
October 21, 2005**

**TO:** JPA Board

**FROM:** Staff

**SUBJECT:** Grant Application for Proposition 40 Funds for Lake Sutherland East

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**RECOMMENDATION:**

Adopt attached resolution applying for grant funds from Proposition 40 for Lake Sutherland East.

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**SITUATION:**

Through our partnership with The Trust for Public Land (TPL), a grantwriter for TPL prepared a grant application through the Proposition 50 River Parkway program for land acquisition projects for Lake Sutherland East, your Board's top priority for acquisition at this time. Your Board adopted a Resolution approving application for the Proposition 50 funds at your September meeting.

Since then, TPL and the San Dieguito River Valley Conservancy have found that some River Parkway funding for land acquisition is also available through Proposition 40. Staff recommends that your Board pursue all likely grants in order to secure the grant funds needed to match the \$400,000 in private donations that the San Dieguito River Valley Conservancy has raised. To apply for the Proposition 40 funds, a new resolution is required.

**CAC RECOMMENDATION**

This item has not been considered by the CAC.

**FINANCIAL CONSIDERATION**

No negative financial impacts associated with this action.

**ENVIRONMENTAL COMPLIANCE**

No environmental compliance is required for the grant applications. A Notice of Exemption has been prepared for the property acquisition.

**Agenda Item 1**  
**October 21, 2005**

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**RECOMMENDATION:**

Adopt attached resolution applying for grant funds.

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Respectfully submitted,

Dick Bobertz  
Executive Director

**Resolution No: \_\_\_\_\_  
RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGUITO RIVER  
VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY  
APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE RIVER  
PARKWAYS GRANT PROGRAM UNDER THE CALIFORNIA CLEAN WATER,  
CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT  
OF 2002**

**LAKE SUTHERLAND EAST**

WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the State Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the State Resources Agency require a resolution certifying the approval of application(s) by the applicants governing board before submission of said application(s) to the State; and

WHEREAS, the applicant, if selected, will enter into an agreement with the State of California to carry out the project;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors

1. Approves the filing of an application for the Lake Sutherland East Property Acquisition and Restoration Project;
2. Certifies that applicant understands the assurances and certification in the application form, and
3. Certifies that applicant has or will have sufficient funds to operate and maintain the project(s); and
4. Certifies that applicant has reviewed and understands the Special and General Provisions contained in the Sample Project Agreement shown in the Procedural Guide; and
5. Appoints the Executive Director as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

Approved and adopted the 21<sup>st</sup> day of October, 2005. I, the undersigned, hereby certify that the foregoing Resolution Number \_\_\_\_\_ was duly adopted by the Board of Directors of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority following Roll Call Vote:

Ayes: \_\_\_\_\_  
Nos: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstain: \_\_\_\_\_

\_\_\_\_\_  
Betty Rexford, Chair

ATTEST: \_\_\_\_\_  
Jan Lines, Office Manager

**Agenda Item 2**  
**October 21, 2005**

**TO:** JPA  
**FROM:** Staff  
**SUBJECT:** Project Review Policy

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**RECOMMENDATION:**

Adopt Revisions to Project Review Policy

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At their October 7th meeting, the CAC reviewed and unanimously recommended changes to the JPA's Project Review Policy as shown on Attachment 1. The purpose of the changes was to define the CAC's Project Review Committee and clarify its role in reviewing private and publicly initiated projects. Your Board must approve amendments to the policy for them to become effective. Staff recommends that your Board approve the changes to the Project Review Policy indicated on the attached strikeout/underline version.

**POLICY NO. P90 - 1**  
**ADOPTION DATE: 5/18/90**

**POLICY OF THE BOARD OF DIRECTORS OF THE SAN DIEGUITO RIVER  
VALLEY REGIONAL OPEN SPACE PARK  
JOINT POWERS AUTHORITY**

**PROJECT REVIEW AND COMMENT**

**PURPOSE**

The San Dieguito River Park Joint Powers Authority (JPA) was formed to create, preserve and enhance the San Dieguito River Valley Regional Open Space Park (Park). The purpose of this policy is to establish procedures and guidelines for the JPA and the Citizens Advisory Committee (CAC) regarding their review and comments on projects.

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**POLICY**

It is the policy of the JPA that the focus of JPA and CAC efforts is to implement the goals and objectives of the Park. The JPA and the CAC and its Project Review Committee (PRC) will review and comment, when appropriate on those public or private development projects which are within the focused planning area, contiguous or immediately adjacent to the focused planning area and/or have a direct impact on the Park. Comments will be confined to the relationship of the project to the Park and any impacts it may have on park plans, goals and objectives.

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For purposes of the CAC's project review a Project Review Committee is established, the members of which must be current members or alternates of the CAC. The CAC Chair shall approve membership in the PRC. The PRC should comprise a broad geographic representation of the River Park Focused Planning Area, and a maximum of eleven and minimum of five members. The PRC Chair may invite non-CAC members to attend PRC meetings in a non-voting capacity. Applicants who attend a PRC meeting shall be given a copy of this policy, and informed that the PRC is advisory to the CAC.

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All applicants shall be informed of the time, date and place of CAC and JPA meetings at which their project is scheduled for action and offered the opportunity to speak and/or provide additional information.

Members of the JPA and the CAC may comment on projects outside of the park which do not directly impact the park as individuals only or as representatives of other organizations. In no case are they to represent themselves as speaking for the JPA or the CAC.

When a project has no significant impact on the park it may be handled administratively or at

## Agenda Item 2 October 21, 2005

the committee level and not taken to the JPA Board.<sup>1</sup> A project need not be referred to the Board where staff or the PRC determines the project does not impact the focused planning area, or where staff or the PRC determines the project clearly falls within policies the Board has previously adopted or policy statements the Board has previously issued. Any member of the CAC who believes that the project needs further review may appeal to the CAC to request it be remitted back to the PRC, which will determine if further review is merited.<sup>2</sup>

Projects shall be reviewed by the CAC and JPA Project Review Committees only after the project has been submitted to the jurisdiction within which it lies, or after a permit has been applied for from a permitting agency.<sup>3,4</sup>

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<sup>1</sup> Included by amendment approved 1/18/91.

<sup>2</sup> Included by amendment approved 4/19/91.

<sup>3</sup> Included by amendment approved 3/15/91.

<sup>4</sup> Deleted by amendment approved 1/21/05.

**Agenda Item 3**  
**October 21, 2005**

**TO:** JPA Board

**FROM:** Staff

**SUBJECT:** Consider Agricultural Lease Renewal on Boudreau Property

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**RECOMMENDATION:**

Consider one-year agricultural lease renewal on the Boudreau property to Leslie Farms and direct staff to take action necessary to renew the lease for one year.

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**SITUATION:**

A. Background

The 75-acre Boudreau property located on El Camino Real is under lease to an agricultural producer (Leslie Farms, Inc) until the end of December. Since acquiring the property in June, 2004 the River Park has collected rent under the lease provisions in the amount of \$1,750 per month. The agricultural producer has indicated a desire to renew the lease another year. The Boudreau property will not be part of the Wetland Restoration Project until sufficient funding is identified and permits are acquired; a process that will take more than a year. The State grant funding contract used to purchase the property specifically allows the property to be used for agriculture.

B. Issue

There has been concern over the years that agricultural use of property that will be eventually converted to wetland habitat could have negative impacts related to use of agricultural chemicals. To examine that potential a Phase I and II Environmental Site Assessment was conducted in April and May of 2004. Sixteen soil borings were conducted on the property to a depth of four feet and analyzed for organochlorine pesticides, organophosphorous compounds, chlorinated herbicides, volatile organic compounds and methyl-bromide. Results of the sampling and analysis determined that there was no evidence of adverse impact due to historical or current agricultural site use.

C. CAC Recommendation

The CAC considered the lease renewal at their October 7<sup>th</sup> meeting, and voted 17 in favor, 4 opposed, 2 abstained of renewing the agriculture lease for another year.

Respectfully submitted,

Dick Bobertz  
Executive Director

**Agenda Item 4**  
**October 21, 2005**

**TO:** JPA

**FROM:** Staff

**SUBJECT:** Nominating Committee for next year's Chair and Vice-Chair & Committees

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**RECOMMENDATION:**

Appoint Nominating Committee for next year's Chair and Vice-Chair & Committees

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**SITUATION:**

A. Summary and Recommendation

In accordance with JPA Board Rule #1, Election of JPA Board Officers, a nominating committee is to be appointed by the Chair in October of each calendar year. The nominating committee is to present to the Board of Directors for their consideration at their next meeting, a proposed slate which includes nominations for the two officers (Chair and Vice-Chair) and membership on the Land Use Committee, Acquisition and Financing Strategies Committee, and Budget/Administration/Policy Committee. It is customary for the Chair to appoint a committee of three JPA Board members to serve on the Nominating Committee. The Committee would confer before your next meeting to prepare a slate of officers and committee members for the Board's review and approval.

B. Citizens Advisory Committee Recommendation – This item has not been reviewed by the CAC.

C. Issues – No issues have been identified.

**ALTERNATE ACTIONS**

1. Approve the Nominating Committee selected by the Chair.
2. Do not approve the Nominating Committee selected by the Chair and elect other members instead.

Respectfully submitted,

Dick Bobertz  
Executive Director

Attachments:

- 1) JPA Board Rule #1, Election of JPA Board Officers
- 2) List of Current Committee Memberships

**POLICY NO. P95 - 1  
ADOPTION DATE: 3/17/95**

**POLICY OF THE BOARD OF DIRECTORS OF THE SAN DIEGUITO RIVER  
VALLEY REGIONAL OPEN SPACE PARK  
JOINT POWERS AUTHORITY**

**ELECTION OF JPA BOARD OFFICERS**

**PURPOSE**

The San Dieguito River Park Joint Powers Authority (JPA) was formed to create, preserve and enhance the San Dieguito River Valley Regional Open Space Park (Park). The Joint Powers Agreement provides for the Board to select its officers from among the members. The purpose of this policy is to provide direction on the selection of officers.

**POLICY**

The success of the JPA in fulfilling its functions as authorized by its member agencies and in carrying out its programs to serve the people of San Diego County is in the hands of its Boardmembers and most importantly its officers. Therefore, it is the policy of this Board to select officers who are enthusiastically supportive, willing and able to promote the San Dieguito River Park and its goals and objectives, and to implement the will of the Board.

**OFFICERS/TERMS**

The Joint Powers Authority officers shall consist of a Chair and a Vice-Chair who will serve one year terms. In January of each year, customarily the Vice-Chair from the previous year will assume the Chair's office. At any time during the year should the Chair resign or be unable to serve in the function of Chair, the Vice-Chair will assume the Chairmanship. An effort shall be made to rotate the Chair and Vice-Chair positions among the various jurisdictions.

**NOMINATING COMMITTEE**

A nominating committee will be appointed by the Chair in October of each calendar year. The nominating committee shall present to the Board of Directors for their consideration at the next JPA meeting a proposed slate which includes nominations for the two officers and membership on the Land Use Committee, Acquisition and Financing Strategies Committee and the Budget/Administration/Policy Committee. These committees will meet as needed to accomplish the business of the JPA. The Board may accept the recommendations of the nominating committee or amend them by a majority vote.

**REMOVAL FROM OFFICE**

An officer of the San Dieguito River Park JPA may be removed by a majority vote of the Board of Directors.

## **Agenda Item 4 October 21, 2005**

### JPA AD HOC COMMITTEES, 2005

#### Land Use Committee

Jerry Finnell  
Pam Slater-Price  
Betty Rexford  
Scott Peters  
1st Alternate: Ed Gallo  
2nd Alternate: Lesa Heebner

Duties: 1) Review CAC and staff recommendations on pending projects, when warranted. Make project recommendations to JPA Board.  
2) Consider planning and environmental issues that relate to the San Dieguito River Park.

#### Acquisition and Financing Strategies Committee

Lesa Heebner  
Pam Slater-Price  
Phil Pryde  
Betty Rexford  
1st Alternate: Brian Maienschein  
2<sup>nd</sup> Alternate: Scott Peters

Duties: 1) Review staff recommendations and advise staff on property negotiation. Make acquisition recommendations to JPA Board.  
2) Liaison with Finance Team and review Finance Team and staff recommendations regarding solutions to JPA's current and future financing needs.

#### Budget/Administration/Policy Committee

Scott Peters  
Ed Gallo  
Jerry Finnell  
Phil Pryde  
1st Alternate: Betty Rexford  
2nd Alternate: Brian Maienschein

Duties: 1) Review draft budget and work program and present recommendations to JPA Board  
2) Executive Director Performance Review  
3) Make recommendations regarding standing or ad hoc committees and membership  
4) Review and set JPA policies and by-laws

#### Wetlands Advisory Committee

Pam Slater-Price  
Jerry Finnell  
Lesa Heebner  
Phil Pryde

Duties: Review and recommend policies and plans relating to the San Dieguito Lagoon Wetland Restoration Project

#### Representation on 22<sup>nd</sup> District Agricultural Association Master Plan Committee

Jerry Finnell  
Lesa Heebner, Alternate

**Agenda Item 5**  
**October 21, 2005**

**TO:** JPA Board

**FROM:** Staff

**SUBJECT:** Potential Fairbanks Ranch Country Club Sale

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**RECOMMENDATION:**

Authorize Chair to send attached letter to San Diego Acting Mayor and Council requesting that the City only sell the Fairbanks Ranch Country Club property under defined conditions that meet the goals and objectives of the San Dieguito River Park.

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**SITUATION**

A. Background

This item was before your Board at your September 16, 2005 meeting. At that time, staff's recommendation was to support an action that the CAC took at their July 8, 2005 meeting to oppose the sale of the Fairbanks Ranch Country Club property. Your Board suggested a different approach to support a sale only if such a sale would meet the goals and objectives of the River Park, and directed staff to bring a letter back for your consideration (Attachment 1).

The issue of the potential sale of the Fairbanks Ranch Country Club by the City of San Diego has arisen because of recent newspaper articles about the possibility of the City selling the Fairbanks Ranch Country Club property to the Club. The Club has proposed purchasing the property from the City several times in the past, and the CAC and JPA discussed this issue and made recommendations to the City regarding sale of the property on those occasions. According to the most recent newspaper article, the Club presented an offer to the City in May for \$20 million. No specifics have been made available to the public.

B. Issues

The Fairbanks Country Club area was developed under a specific plan that was approved by the City Council in 1982. The approvals constituted several documents including a General Plan Amendment, zone change, Conditional Use Permit, Environmental Impact Report (EIR), specific plan, and subdivision map. These documents cited the benefits of preserving "600 acres of open space" as an important component of the specific plan and an exchange for allowing development of the surrounding 341 residential units. This included a sizable density bonus allowed by annexing the land from the county and residential clustering under a "planned residential development" (PRD).

## **Agenda Item 5**

### **October 21, 2005**

The open space was deeded to the City and a golf course was developed on the property under a lease agreement that is due to expire in 2044. The original documentation that supports public ownership of the property includes:

- The entire golf course was placed in an open space easement (with the exception of the club house) that would be retained by the City for future open space use.
- The CEQA findings of approval cited the “dedication of the floodplain to the City of San Diego and placement of the majority of the adjacent slopes into open space” as mitigation for land use, biological and air quality impacts, and as justification for a Statement of Overriding Considerations. The findings cite in several places the “dedication of 600 acres of permanent open space and recreational land” to the City as justification for certifying the EIR.
- The City staff’s analysis in 1982 cited the “public benefit anticipated to be obtained from the open space dedication” as justification for approving a controversial development and shift of land from “future urbanizing” to “planned urbanizing”.
- A considerable public investment has been focused on purchasing land in the western river valley for the purpose of preserving public open space and implementing the objectives of the San Dieguito River Park. The Fairbanks Ranch Country Club property is already in public ownership and was seen as a public benefit when dedicated to the City in 1982 because it had already been identified for acquisition under existing plans.
- The City’s MSCP includes an action to “enhance and restore a riparian corridor/wildlife connection through the golf course at Fairbanks Country Club”.

It is noted that the lessee has not met some requirements of the Fairbanks Ranch Country Club Specific Plan and approval documents. These include the construction of a segment of the Coast to Crest Trail on the north side of the river.

### **CAC RECOMMENDATION**

At the request of the CAC Chair, this issue was reconsidered by the CAC at their October 7, 2005 meeting. At their July 8<sup>th</sup> meeting, the CAC approved a motion recommending that your Board ask the City of San Diego to refuse to sell the property to Fairbanks Ranch Country Club. In addition, their motion included that the City should rigorously enforce the terms of the permit conditions as written, specifically with respect to the trail. Vote: Yes 20 Opposed 1 abstaining 2.

At their October 7<sup>th</sup> meeting, the CAC was asked to review the following list of proposed conditions on a potential sale of the property:

- An open space deed restriction is placed on the land such that no uses are allowed other than the FRCC, and land remains in open space in perpetuity.

**Agenda Item 5**  
**October 21, 2005**

- The FRCC may not expand or intensify its operations.
- The invasive species monitoring and maintenance program shall be made part of any title transfer and the program be enforced by the City or appropriate resource agency.
- The MSCP be enforced through this area to enhance and restore a riparian corridor/wildlife connection through the golf course.
- An alignment for the San Dieguito River Park's Coast to Crest Trail along the north side of the San Dieguito River to the satisfaction of the JPA is specifically identified and included in the deed.
- That should the FRCC ever cease operations, the land will remain in open space.

The CAC discussed the list of conditions, and agreed with them, but determined that it does matter who owns the property, because the land had been promised as public open space when the area was approved for development in 1982. The CAC voted a second time to recommend that the City not sell the property. They felt that the current terms and conditions, particularly with respect to the trail, should be enforced, and that the property should not be sold because at the end of the lease it will revert to public open space, the golf course could become a municipal course and be publicly accessible. (Yes 21, Opposed 0, Abstaining 4).

**ALTERNATIVES:**

1. Recommend that the City only sell the property under defined terms that are acceptable to the JPA.
2. Recommend that the City retain the property as a public asset.
3. Give staff other direction.

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**RECOMMENDATION:**

Authorize Chair to send attached letter to San Diego Acting Mayor and Council requesting that the City only sell the Fairbanks Ranch Country Club property under defined conditions that meet the goals and objectives of the San Dieguito River Park.

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Respectfully submitted,

Shawna Anderson  
Environmental Planner

Attachment 1: Draft letter to City of San Diego

**Agenda Item 5**  
**October 21, 2005**

DATE

Honorable Acting Mayor and City Council  
City of San Diego  
202 "C" Street  
San Diego, CA 92101

Dear Acting Mayor Atkins and Councilmembers:

SUBJECT: Potential Sale of Fairbanks Ranch Country Club

Several times over the years since the San Dieguito River Park Joint Powers Authority was created, the Fairbanks Ranch Country Club has attempted to purchase the land from the City on which their club and golf course is situated. On each occasion our Board of Directors has advised your Council that the property has special significance to the San Dieguito community, that the development arrangement approved in 1982 was over the objections of many, ameliorated only by the assurances of the San Diego City Council of that day that the property would eventually be placed in public open space forever.

As you know, the Fairbanks Country Club area was developed under a specific plan that was approved by the City Council in 1982. The approvals constituted several documents including a General Plan Amendment, zone change, Conditional Use Permit, Environmental Impact Report (EIR), specific plan, and subdivision map. These documents cited the benefits of preserving "600 acres of open space" as an important component of the specific plan and an exchange for allowing development of the surrounding 341 residential units. This included a sizable density bonus allowed by annexing the land from the county and residential clustering under a "planned residential development" (PRD).

The open space was deeded to the City and a golf course was developed on the property under a lease agreement that is due to expire in 2044. The original documentation that supports public ownership of the property includes:

- The entire golf course was placed in an open space easement (with the exception of the club house) that would be retained by the City for future open space use.
- The CEQA findings of approval cited the "dedication of the floodplain to the City of San Diego and placement of the majority of the adjacent slopes into open space" as mitigation for land use, biological and air quality impacts, and as justification for a Statement of Overriding Considerations. The findings cite in several places the "dedication of 600 acres of permanent open space and recreational land" to the City as justification for certifying the EIR.
- The City staff's analysis in 1982 cited the "public benefit anticipated to be obtained from the open space dedication" as justification for approving a controversial development and shift of land from "future urbanizing" to "planned urbanizing".

**ATTACHMENT 1**

## **Agenda Item 5**

### **October 21, 2005**

Although we have not seen the specifics of a new offer, the San Diego Union Tribune has reported that the Club is once again seeking to acquire the property, this time for \$20 million. The JPA Board understands that the City is considering selling many city-owned properties in light of the City's financial situation. The JPA would only support sale of this critical open space land if such a sale met the objectives of the San Dieguito River Park in the form of the following conditions:

- An open space deed restriction is placed on the land such that no uses are allowed other than the golf course, and the land remains in open space in perpetuity.
- The Country Club may not expand its operations.
- The invasive species monitoring and maintenance program is made part of any title transfer and the program enforced by the City or appropriate resource agency.
- The MSCP plan for this area to "enhance and restore a riparian corridor/wildlife connection through the golf course at Fairbanks Country Club" is implemented.
- An alignment for the San Dieguito River Park's Coast to Crest Trail along the north side of the San Dieguito River to the satisfaction of the JPA is specifically identified and included in the deed.

We strongly urge that any potential sale is only considered through an open public process where all stakeholders are included. Thank you for your consideration of the San Dieguito River Park Board of Directors' position.

Sincerely,

Betty Rexford,  
Chair

**Agenda Item 6  
October 21, 2005**

**TO:** JPA Board

**FROM:** Staff

**SUBJECT:** Lake Hodges Bicycle/Pedestrian Bridge Costs and Financial Issues

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**RECOMMENDATION:**

Refer this matter to the Acquisition and Financing Strategies Committee

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As reported previously, the estimated cost of the Lake Hodges Bicycle/Pedestrian Bridge project has risen steeply over the last year. This is for reasons outside of our control, primarily 1) the high water level in the lake will require approximately \$1 million in a contractor's "wet condition" premium to build a trestle and coffer dams; and 2) sharply rising cost of steel and concrete. The current cost estimate for Phase 1 of the project (the bridge and north shore improvements) is \$7,411,295. The total grant funds received to date are:

\$2,700,000	Federal TEA
\$ 361,000	State Highway Account Funds
\$ 500,000	SANDAG Transnet Funds
\$1,500,000	\$1,500,000 River Parkway Bond Act Funds
\$5,061,000	Total

Of the total \$5,061,000, \$1,134,748 has been spent in environmental review, engineering design and permitting, leaving a balance of \$3,926,252 available for construction. Additional grant funding of approximately \$2,350,295 will be needed to implement the project.

Your Board applied for \$500,000 in Bicycle Transportation Account funds last year, and we are still awaiting word on that grant. Staff has also held discussions with Caltrans to see if additional state or federal funds are available. Recently we have learned that Caltrans personnel are very concerned about the bridge's inaccessibility for commuter bicyclists at night under the terms of the City of San Diego's Site Development Permit, and that their support for additional grant funds will not be available under those terms. We have been advised by the administrator of the Federal TEA grant that the remaining \$2,151,114 funds in that grant must be encumbered (i.e., awarded to a contractor) before June 2006 or the funds are at risk. Because of the nature of the project, it is not possible to further divide the construction into phases. Thus until sufficient funds are available to build the entire Phase 1 project we will not be able to bid the project and stand to lose at least part of the grant funds we currently have.

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**October 21, 2005**

Staff recommends that your Board refer this matter to your Acquisition and Financing Strategies Committee to evaluate the Board's options.

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**RECOMMENDATION:**

Refer this matter to the Acquisition and Financing Strategies Committee

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Respectfully Submitted,

Dick Bobertz  
Executive Director

**Agenda Item 7**  
**October 21, 2005**

**TO:** JPA Board  
**FROM:** Staff  
**SUBJECT:** San Dieguito River Watershed Management Plan

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**RECOMMENDATION:**

For Information Only

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A representative from the City of San Diego Water Department will be present to provide the Board a brief update regarding the status and progress of the development of the on the San Dieguito River Watershed Management Plan.

Background

Upon acceptance of a \$200,000 grant from the United States Environmental Protection Agency (administered by the State of California) in the summer of 2003, the City of San Diego embarked on a 3 ½ year watershed planning effort to develop a watershed plan for the San Dieguito River watershed. Weston Solutions, Inc. was selected as the consultant to prepare the plan by assisting in identifying goals, objectives and a vision of the future for the watershed. In-kind services are being provided by the City of San Diego (staff time) and members of the planning group (free of charge).

Summary of activities:

- 2003 (winter): Watershed Stewardship Initiative Group (WSIG) was formed. This policy guidance group includes 20 to 25 stakeholders from different areas of the watershed (upper, middle and lower) and interest including local, state and federal governmental organizations.
- 2005 (winter/spring): Technical Advisory Committee (TAC) was formed which provides an advisory role to the policy guidance group in such areas as water quality, land use, cultural and biological resources, water law, agriculture, and Geographic Information Systems (GIS).
- 2005 (summer): Existing Conditions Report completed; initiation of public outreach effort.
- 2005 (fall) – 2006 (summer): Development of action plans and strategies; public review of draft plan; finalization of plan.
- 2006 (fall): To agencies for adoption.

Once adopted, it is anticipated that this plan will also be used as a guidance document and to secure state and federal grants for implementation of the action items.