

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

9:30 a.m. – 12:00 p.m.
Friday, March 19, 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 February 20, 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. Appoint Jacqueline Winterer as Coastal Landowner Representative to Citizens Advisory Committee

ACTION

2. Evangelical Formosan Church
3. Acquisition Committee Recommendations:
 - a. Set Public Hearing Date of April 16, 2004 for Acquisition of Boudreau Property from The Trust for Public Land

- b. Set Public Hearing Date of April 16, 2004 for Acquisition of Crowder Property
- 4. Budget Committee Report:
 - a. Adopt FY 2004/05 Budget
 - b. Amend FY 2003/04 Budget
- 5. Fairbanks Ranch Country Club Landscaping Plan

INFORMATION

- 6. Sikes Adobe Historic Farmstead Lease
- 7. 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.
- 8. Communications
 - a. March 12, 2004 Letter to Hodges Golf Improvement Center
 - b. February 23, 2004 Letter from Hodges Golf Improvement Center
- 9. **CLOSED SESSION** The JPA Board will meet in closed session pursuant to Government Code Section 54956.8 with their real property negotiators, Dick Bobertz and Susan Carter, to discuss price and negotiation terms for the potential acquisition of the Boudreau property, APN 304-020-16 (69.16 acres) and 304-020-13 (6.20 acres), located in the coastal area west of El Camino Real and south of Via de la Valle.

Adjournment

Chair

THE NEXT REGULAR JPA MEETING IS SCHEDULED FOR FRIDAY, APRIL 16, 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 1
March 19, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Appointment to Citizens Advisory Committee

RECOMMENDATION:

Appoint Jacqueline Winterer as Coastal Landowner Representative to the Citizens Advisory Committee.

Background

Jacqueline Winterer is a long-time, active participant on the San Dieguito River Park Citizens Advisory Committee (CAC). For many years, she has represented the Friends of the San Dieguito River Valley. Her term in office there having expired, she has expressed interest in continuing on the CAC in a different capacity. Please see her attached letter.

In considering in what capacity she could serve, it was observed that there is no landowner representative in the coastal area, as there is in the Lake Hodges/San Pasqual areas, and in the Ramona and Lake Sutherland areas. As she is willing to represent property owners, and because of her diligence and dedication to the goals and objectives of the River Park, staff recommends that she be appointed to the CAC as the coastal landowner representative.

Respectfully submitted,

Dick Bobertz
Executive Director

Attachments:
Letter from Jacqueline Winterer

Agenda Item 2
March 19, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Evangelical Formosan Church Proposal

RECOMMENDATION:

Authorize JPA Board Chair to send letter to City of San Diego that states the following: (1) express concern over the visual impacts of the project and, (2) request that the Planning Commission strongly encourage the two property owners to resolve the access issue so as not to impact the MHPA wildlife corridor and sensitive habitat in the future.

SITUATION:

A. Background

The Evangelical Formosan Church (Church) project is proposed on a 3.6-acre site off El Camino Real approximately ½ mile east of Interstate 5 within the San Dieguito River Park's Focused Planning Area (FPA) at the eastern edge of the San Dieguito lagoon wetland restoration project (Attachments 1 and 2). The Stallions Crossing residential development is located south of the site. The project consists of a cluster of buildings totaling 24,069 square feet roughly in the center of the site, related parking on the northern and southern sides of the site, and a landscaped frontage along El Camino Real. The 0.46-acre northern tip of the site would be preserved as open space as part of the City's Multiple Species Conservation Program (MSCP) (Attachments 3 and 4).

A church is a permitted use in the zone (AR-1-1) with a Conditional Use Permit (CUP). The City circulated a Mitigated Negative Declaration (MND) for the project in February/March 2004 and JPA staff submitted comments on the MND on March 5, 2004 (Attachment 5). The project will be considered by the City Planning Commission at a later date (undetermined at this time).

B. Issues

San Dieguito River Park Goals and Objectives

The project site is at the western edge of the San Dieguito River Park Concept Plan's Landscape Unit B – Gonzales and La Zanja Canyons and adjacent to JPA- and City-owned land that represents part of the San Dieguito lagoon wetland restoration project (Attachment 6). Because the site's landscape composition is part of the broad river valley and because of its proximity to the lagoon, the site is closely related to Landscape Unit A – Del Mar Coastal Lagoon. The special design considerations for this landscape unit include:

- The sweeping open space views within this landscape should be protected.

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- Future development should be compatible with the open space character of the lagoon area in terms of both visual compatibility and intensity of use.
- View opportunities of the lagoon and ocean from trails and existing circulation routes should be preserved and, where appropriate, enhanced.
- All uses adjacent to the San Dieguito Lagoon, ..., should be screened from view through the installation of landscaping, and an adequate buffer, including fencing if necessary, should be provided between development and sensitive resources in order to reduce adverse impacts associated with noise, lighting, stray pets, and intensive human activity.

In addition, the JPA Board adopted the Park Master Plan for the coastal area, which establishes the park proposals and facilities in Landscape Unit A. The River Park's Mesa Loop Trail is proposed directly across El Camino Real from the project site.

Project Issues

Building Bulk and Scale. The project would be highly visible within the River Valley. The structures comply with the City's height regulations of a maximum of 30 feet with the exception of the Church tower, which is proposed at 45 feet. Because of the site's narrow configuration, the ability to lower the building height is limited without compromising the building functions as currently designed. The project would be large and imposing compared to the land surrounding the site, which is agricultural and soon to be restored wetlands as part of the San Dieguito Lagoon Wetland Restoration Project. The project's "horizontal" design could block views into and through the River Valley. According to the San Dieguito River Park Concept Plan, this area is to function as a transition between the developed area to the south and the rural agricultural area of the River Valley. The project design does not reflect a transition and would allow a "commercial" sized building to encroach into the River Valley. JPA staff has worked with the project applicant and members of the CAC's Project Review Committee and Carmel Valley Planning Group to explore moving the buildings further south to reduce visual impacts (closer to existing development at Stallions Crossing). However, the narrow parcel size leaves few options for a church of this size.

Potential Future Impacts to MSCP Area. It has been brought to JPA staff's attention that a potential impact to surrounding MSCP land could occur as a result of an access easement dispute between the property owner of an adjacent undeveloped parcel and the project applicant. According to the property owners directly to the east of the project site (Living Waters Lutheran Church), access for their parcel is being jeopardized by the proposed project (Attachment 7). JPA staff's understanding based on correspondence produced by the project applicant is that the Living Waters Lutheran site does not have legal access over the Evangelical Formosan Church site; however, an access easement may exist on the Stallions Crossing site to the south. However, this site is now developed and access is no longer possible. If access cannot be obtained through the Evangelical Formosan Church parcel, then the only remaining access option would be to the north or east (Attachment 7). The area to the north and east is in the MHPA. A new roadway through this area would potentially impact an open space wildlife corridor through Gonzales

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Canyon and sensitive wetland habitat. This would be the last remaining opportunity to resolve the access issue without potential future impacts to the MHPA.

CAC RECOMMENDATION

The CAC reviewed the project at their March 5, 2004 meeting (Attachment 8). There was considerable discussion about the project's potential impacts on views through the River Valley and the potential ramifications of the access easement issue. The CAC voted in favor of recommending that your Board support the project with no changes (13 in favor, 8 opposed). A motion to amend the motion for approval was also made but failed (8 in favor, 11 opposed). The amendment was to reduce the overall project height to 30 feet, resolve the access easement issue, and agree to not seek expansion in the future.

ALTERNATIVES

1. Advise City of San Diego of concern about visual impacts and access issue.
2. Recommend other changes to the project.
3. Take no action on the project.
4. Give staff other direction.

RECOMMENDATION

Authorize JPA Board Chair to send letter to City of San Diego that states the following: (1) express concern over the visual impacts of the project and, (2) request that the Planning Commission strongly encourage the two property owners to resolve the access issue so as not to impact the MHPA wildlife corridor and sensitive habitat in the future.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. Project Location Map
2. Wetlands Restoration Project Plan View
3. Project Site Plan and Elevations
4. Project Description from MND
5. MND comment letter from JPA staff
6. Landscape Units
7. Aerial of project area
8. CAC staff report

Agenda Item 3
March 19, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Acquisition Committee Recommendation to Set Public Hearing Date for Land Acquisition for Boudreau and Crowder Properties

RECOMMENDATION:

1) Set a hearing date of April 16, 2004 to approve the purchase of two properties: the 75-acre Boudreau property (APN #304-020-16 and 304-020-13) from the Trust for Public Land; and the 75-acre Crowder property (APN #241-090-09) and to authorize the Executive Director to execute all related documents to complete the transactions, and 2) Direct staff to publish the Notice of Intention to Purchase in accordance with Government Code Section 25350 and 6063 prior to the hearing date.

Summary and Recommendation

Boudreau

The Boudreau property consists of floodplain parcels west of El Camino Real and upland parcels east of El Camino Real. The floodplain parcels are contiguous to land currently owned by the JPA, and are located within the 100-year floodplain along the southern edge of the San Dieguito River. They are directly adjacent to the eastern boundary of the San Dieguito Wetland Restoration Project and connect to the east to publicly owned land upstream. The parcels have high habitat restoration potential consistent with the Park Master Plan for the Coastal Area. Currently the parcel is being farmed. Protection and restoration of this property would enhance the wetland restoration project and continue a linear connection of habitat from the lagoon eastward. The northern and western edges of the property are within the City of San Diego's MHPA.

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 Boudreau floodplain parcels are 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 appraised value for the property without residual development value is \$56,706 per acre, or \$4,253,000. 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 normal survey reports for hazardous materials.

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Funding for this acquisition would come from three sources: \$1.5 million from the State Coastal Conservancy Wetland Recovery Program (WRP); \$1.29 million from Wildlife Conservation Board Proposition 50 funds; and \$1.59 million from the Proposition 12 funds allocated to the JPA by WCB. Formal action to allocate the WRP and Prop 50 funds for this purchase will be needed by the State Coastal Conservancy and the Wildlife Conservation Board.

In accordance with State law, before the JPA can complete the purchase agreement, your Board must first take action to set a hearing date and notice that hearing date in the newspaper.

Crowder

The Crowder property, 75 acres located in the San Pasqual Valley, is on a southern facing hillside north of the river with abundant coastal sage scrub and cactus wren habitat with identified nesting cactus wren and is connected to publicly-owned land to the north and south. Development plans have periodically been proposed on this parcel. The San Dieguito River Valley Conservancy conducted the negotiations, commissioned an appraisal that confirmed a purchase price of \$21,000 per acre or \$1,591,380, and commissioned or will soon commission a survey report for hazardous materials.

The Crowder property is 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 Crowder property is located within the City of San Diego's Multiple Species Comprehensive Plan (MSCP) area, which qualifies it as eligible for the JPA's Proposition 12 NCCP funds.

- A. Citizens Advisory Committee Recommendation: This item has not been reviewed by the CAC.
- B. Issues: No issues have been identified.
- C. Fiscal Impact: Funds for these acquisitions are provided via State Grants. Management of the properties acquired would become the responsibility of the JPA.
- D. Environmental Review: A Categorical Exemption for Acquisition of Open Space Land will be prepared.

ALTERNATE ACTIONS

1. Set hearing date and place notice in the newspaper.
2. Do not set hearing date or place notice in the newspaper, and give staff other direction.

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RECOMMENDATION:

1) Set a hearing date of April 16, 2004 to approve the purchase of two properties: the 75-acre Boudreau property (APN #304-020-16 and 304-020-13) from the Trust for Public Land; and the 75-acre Crowder property (APN #241-090-09) and to authorize the Executive Director to execute all related documents to complete the transactions, and 2) Direct staff to publish the Notice of Intention to Purchase in accordance with Government Code Section 25350 and 6063 prior to the hearing date.

Respectfully submitted,

Dick Bobertz
Executive Director

Attachments:
Map of Proposed Acquisition Sites

Agenda Item 4
March 19, 2004

TO: JPA Board
FROM: Staff
SUBJECT: Budget Committee Report

RECOMMENDATION:

The Budget/Administration Committee of the Board recommends that the JPA Board approve the attached Draft Budget and Salary/Staffing Schedule for FY 2004/05. The Budget/Administration Committee also recommends that the JPA Board approve changes to the current FY 2003/04 Budget.

- a. FY 04/05 Budget and Salary/Staffing Schedule.

Attached is the draft budget for next year. Below is a general summary of increases and decreases over last year's budget.

Significant Increases over last year

\$16,000 – Employee Salaries. This is a result of county-negotiated Cost of Living Increase of 3.015 percent. No Merit Step Increases are included.

\$2,200 – Workers Compensation Insurance.

\$5,891 – Sikes Adobe Historic Farmhouse Operations – water, electricity, telephone, burglar/fire alarm, sanitary services.

\$5,625 – Professional services (attorney, auditor, computer consultants).

\$1,200 – Volunteer and Event Program (new docent training expenses).

Total Increases: \$30,916

Decreases from last year

\$3,158 – Truck payments

\$1,000 – Computer replacement

\$1,300 – Employee Training

\$2,200 – Postage

Total Decreases - \$7,658

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PROPOSED TOTAL INCREASE TO MEMBER AGENCIES: \$25,130

This breaks down to the following increase per agency:

Del Mar	\$1,760
Escondido	\$3,267
Poway	\$2,513
Solana Beach	\$2,011
San Diego	\$9,047
County of San Diego	\$6,533

The endowment contribution from each member agency stays the same each year (see Attachment 2).

The Budget/Administration Committee recommends approval of the draft Budget and Salary/Staffing Schedule for FY 04/05.

b. Changes to FY 2003/04 Budget

The State spending freeze has affected the River Park's cash flow, because the River Parkway \$2 million grant funds, \$52,000 of which were used as administrative revenue to balance the FY03/04 budget, have been delayed. The Budget Committee recommends filling the gap with the \$29,033 reimbursement for land acquisition costs from the San Dieguito River Valley Conservancy, and deferring transfer of this year's \$20,000 contribution to the River Park's San Diego Foundation Endowment Fund until next year when the State's River Parkway funds are released. Accordingly, the FY 2004/05 budget shows a \$40,000 contribution to the Endowment Fund, which reflects two annual payments combined.

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

ALTERNATE ACTIONS

1. Approve budget and staffing/salary schedule as proposed.
2. Do not approve budget and staffing/salary schedule as proposed and give staff other direction.

RECOMMENDATION:

The Budget/Administration Committee of the Board recommends that the JPA Board approve the attached Draft Budget and Salary/Staffing Schedule for FY 2004/05. The Budget/Administration Committee also recommends that the JPA Board approve changes to the current FY 2003/04 Budget.

Respectfully submitted,

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Dick Bobertz
Executive Director

Attachments:

1. Draft Budget and Staffing/Salary Schedule
2. Endowment Fund Assessment Detail

Agenda Item 5
March 19, 2004

TO: JPA Board

FROM: Staff

SUBJECT: Fairbanks Ranch Country Club Landscape Plan

RECOMMENDATION:

Authorize JPA Board Chair to send a letter of appreciation to the City of San Diego City Council for requiring removal of the berm along San Dieguito Road and a request to require an enforceable landscape plan for the Fairbanks Ranch Country Club along San Dieguito Road

SITUATION:

Summary - The Fairbanks Ranch Country Club 75-acre lease area between El Camino Real and the existing golf course is currently under construction for a 9-hole golf course addition. In September of last year an unauthorized earth berm six to eight feet tall was constructed along San Dieguito Road from El Camino Real to the existing 18-hole golf course, a distance of approximately 2/3 of a mile. Since the berm completely obscured views of the river valley and did not comply with the approved grading plan, the JPA Board requested removal of the berm.

The berm has now been substantially removed, restoring views of the river valley along San Dieguito Road. However, there is no enforceable landscape plan to control planting of trees and dense shrubs that could effectively block the river valley view once again.

Analysis – The 1982 conditional use permit approved by the San Diego Planning Commission and City Council that authorizes the 27-hole Fairbanks Ranch Country Club included the following condition:

23. Prior to the issuance of any building permits, detailed golf course landscaping plans, club house landscaping, perimeter fencing, lights for the tennis courts and golf driving range shall be approved by the Planning Commission.

Since only 18 holes of the golf course were initially constructed in the 1980's, detailed landscaping and perimeter fencing plans for the 9-hole addition now under construction were never submitted. Unless a landscaping plan is approved by the San Diego Planning

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Commission, for the 9-hole addition to the golf course, there will be no legally enforceable control on landscape plantings that could block views of the river valley as effectively as the earth berm that was removed.

FISCAL IMPACT:

None identified.

ALTERNATIVES:

1. Authorize JPA Board Chair to send a letter of appreciation for removal of the berm and a request for an enforceable landscape plan.
2. Direct staff to develop additional information on specific issues.
3. No action.

RECOMMENDATION:

Authorize JPA Board Chair to send a letter of appreciation to the City of San Diego City Council for requiring removal of the berm along San Dieguito Road and a request to require an enforceable landscape plan for the Fairbanks Ranch Country Club along San Dieguito Road

Respectfully Submitted,

Dick Bobertz
Executive Director

Attachments:

1. Location map
2. 10/10/03 earth berm photo and 3/4/04 photo of same area after berm removal
3. Conditional Use Permit 10-644-0 for 27-hole FRCC golf course
4. Draft letter to San Diego City Council

Agenda Item 6
March 19, 2004

TO: JPA Board
FROM: Staff
SUBJECT: Sikes Adobe Historic Farmstead Lease

RECOMMENDATION:

This item is for information only.

Summary and Analysis

Your Board requested the City of San Diego to lease the Sikes Adobe Historic Farmstead site (Exhibit A, 1.74 acres) to the JPA with an option for a larger parcel (Exhibit B, 4 additional acres) that would allow room for screening landscaping, a wheat field, parking, and an Interpretive Center with Park offices if such expanded use is determined appropriate and feasible after a Master Plan study. No lease is ready yet for your Board's action, and negotiations are continuing between your staff and the City of San Diego.

The initial draft lease from the City was for the area included in Exhibit A for a term of five years. The JPA would have the right to lease and develop the larger Exhibit B area and to extend the initial lease term to ten years provided that the City Manager shall have received and approved the JPA's most recent General Development Plan, which would include a Plot Plan, Floor Plan, Schematic Elevations, Development Schedule, Estimated Construction Costs, Financial Plan, and Landscape Plan.

During the lease negotiations a number of issues were raised, some of which have been resolved, and others which are still under discussion. The major issues are discussed below:

Insurance: All risk insurance was a requirement of the draft lease, but as reported previously, the JPA's insurance costs would have been prohibitive. This problem was resolved when the City of San Diego procured \$500,000 in all-risk insurance for the farmhouse at the City's premium rate of \$225/yr. The JPA reimbursed the City for this expense.

Well Water: There is an old well on the site that would be restored to working condition, with a historically authentic windmill. The City requires a meter to be installed, with current charges for water of \$491/acre foot.

Municipal Water: The City of Escondido approved a waiver of connection and meter fees (\$10,000) and will be installing a permanent 1" meter to serve the Sikes Adobe Historic Farmstead. Municipal water service is desirable to provide sufficient pressure for the fire sprinkler system in the farmhouse. The City of San Diego, which does not offer municipal water or sewer in this area, must formally release this site from its service area in order for the

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Escondido connection to properly occur. This action can be handled by the San Diego City Council when the lease is approved.

Groundskeeper: At the JPA's request, the draft lease contains language that allows a groundskeeper/caretaker to live in a self-contained trailer adjacent to the Sikes Adobe Historic Farmhouse. The groundskeeper will contract with the JPA to perform 20 hours of service a week. That service will include maintenance and small repairs of the farmhouse and the grounds, taking care of the furniture, mopping and sweeping the floor, dusting, etc. The service includes gardening also (to help maintain the gardens that will be installed around the house). He/she would also open and close gates at SDRP staging areas. In return for those services, in addition to providing 24/7 security and a presence on site, they live on-site in their own trailer without charge. The JPA would provide utility hookups for water and electricity.

Administrative Fee: The City Real Estate Assets Department required an administrative fee of \$2,620 annually as adjusted per CPI. This would apply to the Historic Farmstead area (Exhibit A).

Fair Market Value Rent: The City Water Department requires rent for the larger area equal to the Highest and Best Use that the property could be put to. An appraisal would have to be undertaken to determine what the rent would be.

A potential source of funding to pay the administrative fee and the fair market value rent is the "San Pasqual Lake Hodges Recreational Trust Fund". When the Hodges Golf Improvement Center was approved by the City of San Diego in 2000, one of the conditions of approval was that 25% of the lease revenues received by the City would be set aside in a special fund called the "San Pasqual Lake Hodges Recreational Trust Fund" within the Water Department's Enterprise Fund. In addition, 25% of sales of City-owned land with the Lake Hodges/San Pasqual communities were also to be placed in the fund. That fund was established, and in fact was used at City Council direction in 2001 to reimburse the JPA the cost of permitting fees for the Mule Hill/San Pasqual Valley Trail. City staff is investigating the status of the fund to determine if it could serve as an appropriate and sufficient revenue source to cover the rent payments for the Exhibit B area, as well as the administrative fee for the Exhibit A area.

Other Issues: The San Pasqual Planning Group and the Rancho Bernardo Planning Board have both sent comment letters to the City regarding the lease. The San Pasqual Planning Group favors a straight lease of the Exhibit B area. The Rancho Bernardo Planning Board favored a lease for Exhibit A with an Option for Exhibit B. JPA staff has committed to working with both groups during the Master Planning and feasibility analysis process.

Draft concept plans for the Exhibit B area include an Interpretive Center, conceptually planned for about 8000 square feet. That includes 6000 square feet of exhibit space, meeting room, auditorium, restrooms, etc. and about 2000 square feet for administrative use. The Center would be used for permanent and changing exhibits for public display and tours about the role and history of agriculture and the pioneer farming experience in San Diego. Our Park administrative offices (not Ranger offices or equipment) would also be housed there, if feasible given siting

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constraints. The Center would also be a central point for San Dieguito River Park visitors to get general park information and to go on guided tours, such as birdwatching walks, etc. In addition to the Interpretive Center there would be parking lots, a wheat field, substantial landscaping, and a trail that would lead Park visitors from the Interpretive Center to Sikes Adobe.

During the five-year lease period for Exhibit B, the JPA would conduct a feasibility analysis and a Master Plan process to determine if the above uses can be appropriately accommodated at the site in a way that would enhance the historic integrity of the Sikes Adobe Historic Farmstead. The City would have to review and approve all the plans and the building documents, and the JPA would be responsible for environmental review as well. Additionally, the JPA would seek funds for implementation including buildout of the site according to the approved plans.

The most recent discussions with the City entail a lease that encompasses the areas of both Exhibit A and B. Leasing all of B now would have the advantage of reserving the site, so that no other potential user could step in, while the JPA does the necessary Master Planning in order to come in with a design that can be supported by the City. If the JPA cannot come up with a design that the City approves and/or we do not secure enough funds for implementation on an acceptable timetable, then we would not renew the Exhibit B area, we would just renew the smaller historic farmstead area immediately around Sikes Adobe (Exhibit A).

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