

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

9:30 a.m. – 11:30 a.m.
Friday, September 19, 2003
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.

Appoint Acting Chair for Today's Meeting

Approval of the Minutes of August 15, 2003

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 Amended Resolution re Maintenance of Crosby (Starwood) Trail

ACTION

2. Set Public Hearing Date for Acquisition of 387-acre Habib Property from Trust for Public Land
3. Watershed Stewardship Initiative for the San Dieguito River

INFORMATION

4. Status Reports (Oral)

- a. Coastal Wetlands Restoration Project
- b. Lake Hodges Bicycle/Pedestrian Bridge Project
- c. Sikes Adobe Farmhouse Restoration
- d. Property Acquisition
- e. "Temporary Interpretive Kiosk" at Via de la Valle
- f. Fairbanks Ranch Country Club

5. 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.

6. Communications

- a. Response from the City of San Diego Water Department re Emily Durbin Open Space Preserve in Pamo Valley

CLOSED SESSION:

The JPA Board may meet in closed session with its attorney pursuant to Government Code Section 54956.9a to discuss existing litigation (Del Mar Sandy Lane Association vs San Dieguito River Park JPA et al).

Adjournment

Chair

THE NEXT JPA MEETING IS SCHEDULED FOR FRIDAY, OCTOBER 17, 2003.

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
September 19, 2003

TO: JPA Board
FROM: Staff
SUBJECT: Amendment to Resolution RO3-6

RECOMMENDATION:

Amend resolution as proposed.

County staff has requested that your Board amend JPA Board resolution RO3-6, Resolution of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority Board of Directors Accepting Maintenance Responsibility for the Crosby at Rancho Santa Fe Portion of the San Dieguito River Park Coast to Crest Trail, May 2003 to refer to the County-approved trail construction drawings and dates of approval. The resolution will become part of the Starwood Habitat Management Plan (HMP), which is currently being revised based on direction from County staff. One of the HMP revisions is to update Section 11.0 of the HMP that addresses trail construction and maintenance. The section is being revised to refer to and include the JPA's revised resolution and to more clearly describe the segment of Coast to Crest Trail that will travel through the Open Space I portion of the project and to reflect recent agreements between the JPA and Starwood to maintain the trail. JPA staff is working with Starwood representatives and County staff to revise the HMP to the satisfaction of all parties.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. Resolution with Recommended Changes

RESOLUTION NO. _____

**RESOLUTION OF THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE
PARK JOINT POWERS AUTHORITY BOARD OF DIRECTORS ACCEPTING
MAINTENANCE RESPONSIBILITY FOR THE CROSBY AT RANCHO SANTA FE
PORTION OF THE SAN DIEGUITO RIVER PARK COAST TO CREST TRAIL**

WHEREAS, the San Dieguito Community Plan and the Santa Fe Valley Specific Plan incorporate goals to "Plan a Regional Park and Open Space System of a visionary nature, the focus of which will be the San Dieguito River Valley, and

WHEREAS, the San Dieguito River Park Joint Powers Authority was formed by the County of San Diego and the Cities of San Diego, Poway, Escondido, Del Mar and Solana Beach, and given responsibility by those agencies for acquiring, planning, improving operating and maintaining the San Dieguito River Park, including that portion of the Park located within the Santa Fe Valley, and

WHEREAS, an agreement between Starwood-Santa Fe Valley Partners, now known as the Crosby at Rancho Santa Fe, and the San Dieguito River Park Joint Powers Authority was entered into on May 5, 1999 for the purposes of planning, constructing and maintaining a section of the San Dieguito River Park Coast to Crest Trail within the Santa Fe Valley, per public improvement plans titled "Plan for The Crosby Estate San Dieguito River Coast to Crest Trail, Permit No. TM 5073-5", approved by the County of San Diego on February 12, 2002, and

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WHEREAS, The Crosby at Rancho Santa Fe has agreed to contribute \$30,000 to the San Dieguito River Park to be used by the Joint Powers Authority for repair or replacement of that portion of the trail built by the Crosby within the 100-year floodplain;

NOW, THEREFORE, it is hereby resolved, determined, and ordered by the Board of Directors of the San Dieguito River Park Joint Powers Authority that

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1. Resolution No. R03-6 is hereby rescinded, and
2. The San Dieguito River Park Joint Powers Authority accepts maintenance responsibility for a trail built to County of San Diego standards within the open space area of the Crosby and dedicated to the County of San Diego.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003 BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Golich, Chair

ATTEST: _____
Dick Bobertz, Executive Director

Agenda Item 1
August 15, 2003

Agenda Item 2
September 19, 2003

TO: JPA Board

FROM: Staff

SUBJECT: Set Public Hearing Date for Land Acquisition

RECOMMENDATION:

1) Set a hearing date of October 17, 2003 to approve the purchase of the Habib property (APN #s 246-030-07-00, 247-080-03-00, 247-140-01-00, 247-140-11-00, 247-140-18-00, 247-140-19-00), comprising 387.37 gross acres, from the Trust for Public Land and to authorize the Executive Director to execute all related documents to complete the transaction, 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

The Habib property consists of 387 acres of oak woodland located in the unincorporated area of the County, east of Lake Sutherland and east of and adjacent to the River Park's recently acquired Helms property (formerly called the Proudfoot property). It is just to the west of and adjacent to the County-owned Santa Ysabel Ranch West. The Santa Ysabel Creek (which becomes the San Dieguito River downstream) crosses the center of the property for a distance of 2,800 feet. 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. 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 Habib 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 is \$5,989.10 per acre, or \$2,320,000. 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 appraisal, title reports and normal survey reports for hazardous materials.

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.

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

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- 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.
- 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.

RECOMMENDATION:

1) Set a hearing date of October 17, 2003 to approve the purchase of the Habib property (APN #s 246-030-07-00, 247-080-03-00, 247-140-01-00, 247-140-11-00, 247-140-18-00, 247-140-19-00), comprising 387.37 gross acres, from the Trust for Public Land and to authorize the Executive Director to execute all related documents to complete the transaction, 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 Site

Agenda Item 3
September 19, 2003

TO: JPA Board
FROM: Staff
SUBJECT: Watershed Stewardship Initiative for the San Dieguito River

RECOMMENDATION:

Accept the City of San Diego's request that the JPA participate in the Watershed Stewardship Initiative for the San Dieguito River and direct the Budget/Administration/Policy Committee to make recommendations for WPGG and TAC participants.

SITUATION:

A. Summary

The City of San Diego Water Department along with other interested parties applied for and received a Clean Water Act Section 205j grant to prepare a watershed management plan for the San Dieguito River. The project is titled the Watershed Stewardship Initiative for the San Dieguito River. Project goals are: a) protect and restore water quality, b) protect and restore beneficial uses of water; c) preserve and restore natural terrestrial, riparian, wetland, freshwater, estuarine, and marine habitats, vegetation, and wildlife d) preserve and restore natural hydrological conditions e) preserve and restore natural physical features and characteristics of waters, landforms, and coastline f) preserve and enhance water supply for surface and ground water.

The State Water Resources Control Board administers the 205j grant. The grant contract should be finalized this fall and the grant funds should be available in January of 2004. An ad hoc group, informally calling itself the Watershed Working Group, has been working to establish a conceptual framework for the watershed plan. Staff from both the San Dieguito River Park and the San Dieguito River Valley Conservancy participated with the Watershed Working Group organized by the City of San Diego.

In order for the Watershed Stewardship Initiative for the San Dieguito River to be an effective and sustainable watershed plan, a cross section of stakeholders should participate in the plan's development. The grant requires the establishment of a watershed planning guidance group (WPGG) to oversee the development of the plan, and a Technical Advisory Committee (TAC) to advise the WPPG on technical aspects of the plan.

Since the San Dieguito River Park Joint Powers Authority (JPA) is an established organization which has had significant experience with numerous watershed stakeholders, the Watershed Working Group recommends it is an appropriate organization to participate in the watershed plan and to identify other stakeholders that should be included in the planning effort.

The Watershed Working Group recommended the following role for the JPA:

- a. Identify an individual to chair the Watershed Planning Guidance Group(WPGG). This person should be familiar with the issues in the watershed and acknowledged by divergent parties in the watershed as being fair, even minded, and well respected by all stakeholders.
- b. Create a list of stakeholders, representing a cross-section of the interests in the watershed, who might serve on the WPGG.
- c. In a similar fashion, identify technical experts and professionals to serve on the Technical Advisory Committee (TAC).
- d. Make specific recommendations regarding persons to serve on WPGG and TAC, drawing from those parties expressing an interest in participating in the project.
- e. Review and comment on periodic planning process updates from the Chairperson of the WPGG.

B. Issues

How should the San Dieguito River Park participate in a regional planning process?

C. Analysis

The River Park area of jurisdiction, the Focused Planning Area (FPA), consists of approximately one third of the entire San Dieguito Watershed which will be the planning area for the Watershed Stewardship Initiative (Attachment 1). The goals of the River Park are the same or compatible with the watershed planning project and the study results are expected to be beneficial to future River Park efforts. For example: some grant programs for watershed property purchase require completion of a watershed management plan as a prerequisite for application.

Although the River Park will not have authority to determine the final form of the project report, the ability to identify and recommend WPGG and TAC participants would provide reasonable assurance that River Park interests will be considered.

CAC RECOMMENDATION:

This item was not reviewed by the CAC.

FINANCIAL IMPACT:

No financial impact is anticipated. River Park staff will be required to participate in planning meetings. Time will be recorded for the purpose of matching the grant amount with in-kind services of participating organizations.

ALTERNATIVES:

1. Accept the City of San Diego's request that the JPA participate in the Watershed Stewardship Initiative for the San Dieguito River and direct the Budget/Administration/Policy Committee to make recommendations for WPGG and TAC participants.
2. Suggest other ways to participate in the Watershed Stewardship Initiative.
3. Do not participate in the Watershed Stewardship Initiative.

RECOMMENDATION:

Accept the City of San Diego's request that the JPA participate in the Watershed Stewardship Initiative for the San Dieguito River and direct the Budget/Administration/Policy Committee to make recommendations for WPGG and TAC participants.

Respectfully submitted,

Dick Bobertz,
Executive Director

Attachment: Map showing watershed and FPA boundaries

