

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

9:30 a.m. – 11:30 a.m.
Friday, October 17, 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.

Approval of the Minutes of September 19, 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.

ACTION

1. Acquisition Committee Report and Recommendations:
 - a. Public Hearing for Acquisition of 387-acre Habib Property from Trust for Public Land
2. Sikes Adobe Historic Farmstead
3. Appoint Nominating Committee for Board Officers
4. Trail Run

5. Concept Plan
6. Fairbanks Ranch Country Club

INFORMATION

7. Status Reports (Oral)
 - a. Coastal Wetlands Restoration Project
 - b. Lake Hodges Bicycle/Pedestrian Bridge Project
 - c. Property Acquisition
 - d. "Temporary Interpretive Kiosk" at Via de la Valle

8. 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.

9. Communications

Adjournment

Chair

THE NEXT JPA MEETING IS SCHEDULED FOR FRIDAY, NOVEMBER 21, 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
October 17, 2003

TO: JPA Board

FROM: Staff

SUBJECT: Acquisition Committee Report and Recommendations

RECOMMENDATION:

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

A. Acquisition Committee Report

The Acquisition Committee of your Board met on September 29 to discuss acquisition priorities. The meeting was attended by Chair Tom Golich, Vice-Chair Pam Slater and a representative from Councilmember Maienschein. The Committee reviewed several pending acquisition priorities, which are in different stages of negotiation. The Trust for Public Land (TPL) has been negotiating on the JPA's behalf with several different land owners. The item before you today for action is the public hearing for acquisition of the 387-acre Habib property, which was negotiated by TPL. In the near future two additional TPL-negotiated acquisitions in the vicinity of the Habib parcels are expected to come forward for your Board's action. The Committee was apprised of several other appraisals that are currently underway for other high priority parcels in other geographic areas of the river valley, and that will result, we hope, in successfully negotiated acquisitions. The Committee identified several additional parcels that are appropriate to be added to your Board's "Identified Properties" list, and to the Conceptual Area Protection Plan (CAPP) for the River Valley. These are parcels that rank high in the approved evaluation criteria, but they will not be brought forward to your Board for addition to the "Identified Properties" list until staff has obtained permission from the sellers.

B. Public Hearing for Acquisition of 387-Acre Habib Property

Summary and Recommendation

At your September 19 meeting, your Board set a hearing date of Friday, October 17, 2003 to consider the approval of the purchase of the 387-acre Habib property in the unincorporated area of the County and to authorize the Executive Director to execute all related documents to complete the transaction, and 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 (certificate of publication attached). The purchase price is \$2,320,000.

The subject property consists of 6 parcels (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 contiguous to the former Proudfoot/Helms parcels (410 acres) that the JPA owns east of Lake Sutherland. The parcels are on your Board's priority list of "San Dieguito River Valley Parcels Desirable For Preservation by Public Agencies from Willing Sellers" and the State-approved Conceptual Area

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Protection Plan for the San Dieguito River Valley.

The Habib property consists 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.

The appraisal is under review now by the California Department of General Services, and it must be approved before the State will authorize payment to escrow. 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 the appraisal, title reports and normal survey reports for hazardous materials. These costs are not being passed on to the JPA. The appraised value is \$5,989.10 per acre, or \$2,320,000.

The funding source for this purchase is a portion of \$11 million in Proposition 13 Water Bond Act funds allocated by the State Budget in FY 2000/01 for land acquisition in the San Dieguito River Corridor. Six million dollars of these funds were previously used to acquire the former Cumming Ranches, 5,400 acres in the Santa Ysabel Valley east of the proposed purchase. In addition, your Board acquired the 410-acre Proudfoot/Helms property for \$1,025,000 from this source. Your Board has made other commitments from this source as well: \$1,000,000 for Volcan Mountain (Rutherford Ranch) and \$365,000 to the San Dieguito River Valley Conservancy as a reimbursement for the Rutherford C parcel.

The County Board of Supervisors, within whose land use jurisdiction the property lies, took action September last year to approve the JPA's acquisition of the Habib parcels.

Your staff and attorney, as well as staff of the Wildlife Conservation Board, have reviewed and responded to the preliminary title report and the purchase agreement, and have determined that the terms are appropriate and in the public interest.

- 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.
- D. Environmental Review: 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).

ALTERNATE ACTIONS

1. Approve purchase of the Habib parcels.
2. Do not approve purchase of the Habib parcels and give staff other direction.

RECOMMENDATION:

Adopt the attached resolution approving the purchase of the Habib parcels as described below 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. Map of Proposed Acquisition Site
2. Draft Resolution
3. Certificate of Publication

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGUITO RIVER
VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY
APPROVING THE PURCHASE OF THE HABIB 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 6 contiguous parcels (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) totaling 387.37 acres contiguous acres that is currently owned by Dr. Jamal Habib (the "Property") is a high priority of the San Dieguito River Park Joint Powers Authority (JPA) because of the important wildlife and habitat resources on the property, and for watershed protection purposes; and

WHEREAS, Dr. Jamal Habib has offered to sell the Property for the appraised value of \$2,320,000, \$5,989.10 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, including \$2,320,000 in funds administered by 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 Dr. Habib 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 Dr. Habib; 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 as set forth in said PURCHASE AGREEMENT on the terms and conditions set forth therein are appropriate and in the public interest;

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NOW, THEREFORE, be it hereby resolved as follows:

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 387-acre Property at the price and terms set forth above, subject to the following contingencies:
 - A. Receipt of funds from the State of California Wildlife Conservation Board in 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, at JPA's discretion and expense, that reveals no evidence of the presence of 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 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 its terms of this Resolution.

Passed and Adopted this Seventeenth Day of October, 2003 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Golich, Chair

ATTEST: Jan Lines, Clerk

Agenda Item 2
October 17, 2003

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

RECOMMENDATION:

1. Adopt attached Mission Statement for the operation of the Sikes Adobe Historic Farmstead;
 2. Request City of San Diego to issue a lease, that addresses each of the issues described below, to the JPA for the Sikes Adobe Farmhouse and the 5.74 acre site surrounding it for purposes of operating, maintaining and managing the restored Sikes Adobe Farmstead, conducting docent-led tours, and initiating Master Planning for the larger area, including a feasibility analysis of the site as a future location for an Interpretive Center/Park Offices. The consideration that the JPA would provide would be the JPA's agreement to manage and maintain the historic site for the life of the lease.
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SITUATION:

A. Project Status

Construction: The restoration of the Sikes Adobe Farmhouse is nearing completion. The contractor's work will be finished sometime in late November. Also during November there will be volunteer work parties to paint the interior and exterior of the farmhouse. A Grand Opening celebration will be scheduled for late January.

Furnishing: Furnishing the interior will be the responsibility of the National Society of the Colonial Dames of America – San Diego County Committee. SDRP staff and the Colonial Dames are working on a document called a Historic Furnishings Report that will provide direction on what furnishings are appropriate for each room of the house, taking into account the time period and rural location, and what we know about the Sikes' furnishings and their income level. The Colonial Dames will own and insure the furnishings and place them on long-term lease to the Sikes Adobe Farmhouse. A Memorandum of Agreement between the Colonial Dames and the SDRP has been drafted and is under review. It will be brought forward to your Board for approval at a future meeting.

Operations: Although it will not be furnished at this time, the Farmhouse will be opened for by-appointment docent-led tours beginning in November. Several adult groups have already scheduled appointments. As soon as the painting is completed, it will be opened for regularly scheduled docent-led tours, tentatively 1 pm and 3 pm every Saturday and Sunday. To prepare for this, SDRP solicited people interested in becoming docents. Those people who volunteered

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are now being trained. In return for the in-depth training, they will commit to serve as docents twice a month for a year.

Mission Statement: A draft Mission Statement has been prepared (Attachment 1) for your Board's approval.

Farmstead Improvements: Currently, only the farmhouse itself is being restored. However, for the historic setting, ambiance and context to be re-established, it is necessary to restore the auxiliary structures and the landscaping. This includes the adobe creamery, the windmill, the old corral, picket fencing, ornamental gardens, kitchen garden, berry garden and wheat field. SDRP is currently investigating potential funding for that work.

Master Plan: The attached "Concept Plan for the Sikes Adobe Historic Farmstead" (Attachment 2) shows an "interpretive boundary" which includes the historic elements of the site as described above. Outside of the "interpretive boundary" are shown other potential features that may be appropriate as part of a larger Master Plan for the site, including parking, wheatfields, tree plantings for screening, and restrooms, Visitor's Center (or Interpretive Center) and park offices. Another use that is not shown on the "Concept Plan", but has been identified as a need by the historic architect and by other operators of historic structures, is a space for a live-in caretaker. The live-in caretaker would live in a mobile home/trailer located in an appropriate, discreetly screened area of the site and would provide, in return, security, an on-site presence, and limited housekeeping and groundskeeping.

Lease Agreement with City of San Diego: Construction is taking place under a temporary Right of Entry permit from the City of San Diego, which owns the farmhouse and the surrounding land. A long-term lease remains to be negotiated and approved by the San Diego City Council and the JPA Board. The City of San Diego's Land Use and Housing Committee approved entering into lease negotiations with the JPA in November 2002 (see Attachment 3). Last February, the City's Real Estate Assets Department (READ) provided a lease for JPA approval for an area of 1.78 acres that included only the farmhouse and the Interpretive Boundary immediately around the farmhouse. The JPA did not approve the lease because it contained a requirement that the JPA pay the City \$2,560 per year (adjusted by CPI) for an administration fee. The JPA was informed that all non-profits are required to pay the administrative fee. However, the JPA is not a non-profit, it is a government agency partially funded by the City, so the fee assessment is a loop that doesn't benefit anyone. Additionally, since the JPA obtained \$350,000 in State grants for the restoration and is willing to operate and maintain the farmhouse at no cost to the City to accomplish a City responsibility, an administrative fee is not appropriate.

B. Lease Issues

The lease that was offered to the JPA did not address several issues that are appropriate for an operation of this nature, as discussed below.

Length of Lease: The draft lease was for five years with the right to extend for one five-year term. It would be more appropriate to make the lease for a longer period of time, for instance, for ten years, renewable for additional ten-year terms.

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Size of Lease Area: The draft lease was just for the immediate Sikes Adobe area – basically coterminous with the “interpretive boundary” (see Attachment 4). In order to allow for Master Planning of the entire site and potential use of the site for the other Concept Plan elements, if those elements are included in the final Master Plan, it would be appropriate to make the lease area larger (see Attachment 5).

Fundraisers: The draft lease stated, “All public programs and services provided on the premises shall be available free of any user fee or other charge.” Although there are no plans at present to charge for the docent-led tours, it is possible that the SDRP, the Colonial Dames or future “Friends” group may want to hold fundraisers at the site. There may be programs for which SDRP would need to recover costs, such as if SDRP wishes to rent audio equipment to interested visitors for audio tours. Also, most museums of any size have a small gift shop area. The revised draft lease should accommodate our need to charge for these types of programs/uses.

Insurance: The draft lease required the JPA to insure the restored Sikes Adobe for its replacement value, estimated at \$500,000. It turns out to be prohibitively expensive for the JPA to assume this cost at its insurance rate. It would be more appropriate for the City, as the owner of the site, and which owns many structures and therefore qualifies for a lower rate, to be the insurer at replacement value of the structure.

Administrative Fee: As discussed above, the City proposed that the JPA pay an administrative fee of \$2,560 per year (adjusted by CPI annually). The JPA had previously proposed that consideration for the lease should be the JPA’s agreement to manage and maintain the historic site for the life of the lease.

Well Water: The draft lease did not include water rights. However, there is an existing well on the property, just north of the “interpretive boundary”. This well could provide water for the various irrigated gardens that are part of the Sikes Adobe Historic Farmstead, if such use were allowed as part of the lease. In addition, historically there was a well with a windmill on the Sikes property, just west of the house. It is planned that the windmill will be restored as a functioning windmill.

Live-In Caretaker: As described above, the historic architect for the Sikes Adobe Farmhouse restoration has identified as a high priority the need to have a live-in caretaker at the site. This is a common feature found at other historic structures and park facilities. A space that is not too obtrusive and does not negatively impact the historic integrity of the site would be identified for a pad for a mobile home or trailer. SDRP would provide the pad, utility hookups, and screening. The caretaker would provide the mobile home or trailer, and would be required to give 20 hours a week in return performing necessary services such as housekeeping and groundskeeping at Sikes. The live-in caretaker would provide a generally 24-hour, on-site presence that is essential for security purposes.

At today’s meeting, staff will provide information regarding the current status of negotiations with the City. Progress appears to be being made on some of these issues.

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- A. Citizens Advisory Committee Recommendation: This item was discussed by the CAC at their October 3, 2003 meeting. The CAC vote was 24-0-0 in favor of adoption of the Mission Statement. The CAC vote was also 24-0-0 in favor of staff recommendation regarding each of the lease issues.
- B. Issues: No issues have been identified.
- C. Fiscal Impact. The administrative fee proposed by the City would be an unbudgeted expense.
- D. Environmental Review: The actions recommended are consistent with the River Park Concept Plan which is supported by a certified environmental impact report. Further the actions are categorically exempt from CEQA because they involve repair, restoration and leasing of existing facilities and only minor alterations to land. State CEQA Guidelines, Sections 15301 and 15303.

ALTERNATE ACTIONS

- 1. Adopt Mission Statement and Request City of San Diego to issue a lease that addresses the issues identified in the Staff Report.
- 4. Adopt Mission Statement and Request City of San Diego to issue a lease for the restoration site only.
- 5. Give Staff other direction.

RECOMMENDATION:

- 1. Adopt attached Mission Statement for the operation of the Sikes Adobe Historic Farmstead;
- 2. Request City of San Diego to issue a lease, that addresses each of the issues described below, to the JPA for the Sikes Adobe Farmhouse and the 5.74 acre site surrounding it for purposes of operating, maintaining and managing the restored Sikes Adobe Farmstead, conducting docent-led tours, and initiating Master Planning for the larger area, including a feasibility analysis of the site as a future location for an Interpretive Center/Park Offices. The consideration that the JPA would provide would be the JPA's agreement to manage and maintain the historic site for the life of the lease.

Respectfully submitted,

Susan Carter
Deputy Director

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Attachments:

1. Draft Mission Statement
2. Concept Plan for Sikes Adobe Historic Farmstead
3. City of San Diego Manager's Report to Land Use and Housing Committee, 11/21/2002
4. Lease Area – Small
5. Lease Area – Large

Agenda Item 3
October 17, 2003

TO: JPA

FROM: Staff

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

RECOMMENDATION:

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

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 meet 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

**Agenda Item 4
October 17, 2003**

TO: JPA Board

FROM: Staff

SUBJECT: Trail Run

RECOMMENDATION:

Direct staff to discontinue the San Dieguito River Park Trail Run & Hike as a recurring annual event.

Summary and Recommendation

This year's September 28, 2003 Trail Run & Hike was the 10th year of the event. The number of participants this year was 939. The peak attendance year was 1994, when 2300 people participated. Since then, attendance has declined fairly steadily, as a result of competing events and loss of novelty. For several reasons staff believes it is now time to discontinue the event and move on to other things to accomplish River Park goals.

The initial purpose for having the event was as a major fundraiser for the River Park. Although the event was a disappointment in this respect, and never resulted in large revenues for the Park (this year the event lost money), nonetheless it has been a success as a positive public relations opportunity and a showcase for the River Park's trails. The Trail Run helped call attention to the River Park and its activities. However, the San Dieguito River Park has changed dramatically during the ten years the event has been held. Since then we have implemented many miles of trails and acquired substantial property, we have employed Park Rangers who are out in the field every day. All of these things have raised the River Park's profile. We now have on-the-ground opportunities, with our own trails and kiosks, to present the River Park in ways that are more consistent with its goals for habitat preservation. Over the years, there has been an increasing emphasis on education and interpretation, as we implement projects such as the Sikes Adobe Restoration and the Strawberry Stand Interpretive "Kiosk". We will soon begin the Wetland Restoration Project, which will have enormous educational potential. River Park staff has a list of projects they would like to pursue, such as developing teaching curriculum aligned with state standards available on our website, having an annual River Park Family day, self-guided tours on the trails, a self-guided driving tour of the Park from Julian to Del Mar, and providing more recreational and learning activities in the Park for families and children. These are goals that the River Park staff would like to focus on directly, instead of spending the time it takes to coordinate an intensive running event.

Revenues in an event such as the Trail Run & Hike come from event participant registration, and from sponsorships. Registration can pay for expenses, but it takes major sponsorships to actually turn a profit. The River Park, despite years of efforts, was never able to find a Title or Presenting Sponsor. This year, in fact, two of our long-standing sponsors were unsure whether they would return or not. Fortunately, they did eventually agree to sponsor another year, but it was touch and

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go. It is a concern that under certain circumstances the event could actually lose money. This would happen if the weather were very bad on the day of the event, since close to one-half of the total participants register on the day of the event. It would also happen if one of our major sponsors dropped out after the River Park entered into financial commitments (i.e., with the race management firm, printer or advertiser) from which it could not back out.

A profit and loss statement would show expenses and revenues from the event, but it does not show the number of hours that River Park staff has had to put into the event to make it a success. Despite our efforts to have the race management firm assume more responsibility, there are many details that have to be handled in-house. These include, but are not limited to, the book-keeping, the oversight of all printed materials, logo and advertisements, all coordination with sponsors, team leader meetings, securing 140 volunteers for the day of the event, and working with the San Dieguito Conservancy to arrange the Eco-Fair at the end of the event. Park staff also has to invoice and “dun” sponsors for payment (one major sponsor still has not paid for this year). Total Event and Volunteer Coordinator staff time for the event was approximately 420 hours which amounts to a cost of approximately \$8,000. When the time of other staff members is included, it adds up to approximately \$10,500. This is time that could be put into other projects if the Trail Run event was cancelled. The River Park’s Event & Volunteer Coordinator is responsible for these duties. It is probably not a coincidence that the Park’s greatest turnover has been in this position.

In summary, the event is not a major revenue producer and staff recommends that there are better ways through which the JPA can introduce people to the River Park’s trails and resources that are more consistent with the River Park’s vision.

- A. Citizens Advisory Committee Recommendation: This item has not been reviewed by the CAC.
- B. Issues: No issues have been identified.
- C. Fiscal Impact: There are two sources of income that may be in jeopardy if the Trail Run is discontinued. One is an annual “Trail Run Sponsorship” of \$5,000 from the Hodges Golf Improvement Center which was a condition placed on that project by the San Diego City Council when it was approved. That money has been difficult to collect each year, and it has not been paid to date this year. Loss of this funding source would be offset by the reduced expenditures if the event is not held. The second source is grant money from the County Enhancement Program, which has been a consistent revenue source that helped fund the Trail Run. Staff recommends that an application be made to the County Enhancement Program next year that promotes other Park projects, and the Supervisors who make those decisions may be persuaded that the new proposed projects are equally or more worthy.
- D. Environmental Review: None needed.

ALTERNATE ACTIONS

1. Direct staff to discontinue the San Dieguito River Park Trail Run & Hike as a recurring

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- annual event.
2. Give staff other direction.

RECOMMENDATION:

Direct staff to discontinue the San Dieguito River Park Trail Run & Hike as a recurring annual event.

Respectfully submitted,

Dick Bobertz
Executive Director

Agenda Item 5
October 17, 2003

TO: JPA Board
FROM: Staff
SUBJECT: Concept Plan Adoption by City of San Diego

RECOMMENDATION:

Send letter to San Diego City Manager requesting that the City of San Diego formally adopt the San Dieguito River Park Concept Plan, as currently written, as a “park planning document”.

SITUATION:

A. Background

According to the San Dieguito River Park Concept Plan, it has always been the intent that each of the jurisdictions within the River Park individually adopt the Concept Plan as part of their overall planning documents. This is particularly important since the JPA does not have any land use authority within the Focused Planning Area (FPA) and, therefore, depends on those jurisdictions to ensure that the goals and objectives of the Concept Plan to protect and preserve the River Park are adhered to. Although each jurisdiction has incorporated language regarding the River Park into some planning documents (such as community and specific land use plans), to date none of the six jurisdictions within the River Park have formally adopted the Concept Plan. The first jurisdiction for which Concept Plan adoption was requested is the City of San Diego. The San Dieguito River Valley Conservancy and JPA staff has been working with City staff since 2001 (both through the Mayor’s office and planning department) on the adoption of the Concept Plan.

In 2001 the San Dieguito River Valley Conservancy and JPA staff met with City staff in the Mayor’s office to discuss the adoption of the San Dieguito River Park Concept Plan by the City. In February 2002, your Board approved an administrative update of the Concept Plan, partially to incorporate language regarding the MSCP as requested by the San Diego City Mayor’s office. After the Concept Plan was amended, it was presented to the City’s Land Use and Housing Committee on November 6, 2002. The LU&H Committee unanimously agreed to refer the Concept Plan to City staff for analysis and then to the full City Council for action (Attachment 1). City staff provided comments to the JPA staff on the Concept Plan (Attachment 2) and directed JPA staff to obtain input on the adoption of the Concept Plan from three planning groups, the Carmel Valley, San Pasqual and Rancho Bernardo planning groups (Attachments 3 and 4.) JPA staff presented the Concept Plan to all 3 groups. Letters from the Carmel Valley Planning Board and Rancho Bernardo Planning Board are attached.

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B. Issues

Adoption of the Concept Plan by the City of San Diego would be beneficial at this time because several River Park projects are currently being planned or implemented in the City (e.g., Lake Hodges Pedestrian/Bicycle Bridge, Sikes Adobe restoration, San Dieguito Wetland Restoration project, and several trail segments). The Concept Plan is a guide for River Park staff and the permitting jurisdictions and incorporation of the Concept Plan into the jurisdictions' planning documents would make consistency findings easier to make for approvals and permits.

JPA staff has reviewed the comments received from City staff on the Concept Plan and is recommending that your Board send a letter to San Diego City Manager requesting that the City of San Diego formally adopt the San Dieguito River Park Concept Plan, as currently written, as a “park planning document” (i.e., without making the changes that City staff has suggested). The reasons for that recommendation are the following:

1. Although some of the comments would serve to clarify specific language in the plan, it is JPA staff's opinion that none of the comments received from the City are crucial to the Concept Plan's actual content and substance and could be addressed during future updates to the Concept Plan.
2. Practically, it is infeasible to make minor changes to the Concept Plan at each jurisdiction's request in a piecemeal fashion.
3. Since the City would be adopting the Concept Plan as a “park planning document”, the City's resolution could address some of City staff's comments such as the use of the word “shall” instead of “should” in the Concept Plan.
4. When your Board updated the Concept Plan in 2002, no changes were made that would trigger the need for additional environmental review. Some of the City's suggestions (such as deleting consideration for some major facilities to cross the River Valley), while they may be worthy of additional consideration at a future time, would trigger additional environmental review.

The Rancho Bernardo Planning Board letter identified two issues with regard to the update of the Concept Plan:

Lack of notice of Concept Plan update.

JPA staff consulted with JPA counsel on the issue of public notice and we are confident that the River Park performed all public notices for this process in accordance with legally established requirements. All meetings where the Concept Plan was discussed (CAC and JPA Board meetings) were legally noticed. The Rancho Bernardo Planning Board had appointed a representative to serve as a member of the CAC and that representative was aware of the updates to the Concept Plan proposed in February 2002.

Park Proposal to consider interpretive center and park offices at Sikes Adobe.

One of the park proposals listed in the Concept Plan for Landscape Unit G – East Lake Hodges is to “examine the feasibility of constructing an interpretive center at the Sikes Adobe site that provides a

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visitors center and park offices and protects the historic integrity of the Sikes Adobe". This language does not commit the River Park to any specific project but only to explore options at this location. This language was included as a park proposal after conducting a thorough investigation of possible sites for an interpretive center in the San Pasqual Valley. Several meetings were held with the CAC's Project Review Committee and other groups (that included active members of the Rancho Bernardo community) to consider appropriate sites for a potential interpretive center. On September 21, 2001, your Board adopted a resolution to apply jointly with the City of San Diego for grant funds for an interpretive center at Sikes Adobe (Attachment 5). No funds for this have been secured to date. The unanimously adopted motion by your Board in September 2001 included three conditions proposed by Board Member Maienschein, which were (1) that the project would be presented to the San Pasqual Valley and Rancho Bernardo Planning Boards at the appropriate times during the development and planning process, (2) that the San Pasqual Valley Plan guidelines are followed, specifically the design and development standards for park proposals, and (3) that the San Dieguito River Park plan is followed to ensure the historical context of Sikes Adobe is maintained.

Although no funds have been secured to date to study the feasibility of an interpretive center at Sikes Adobe, once funds are available the planning process will include public input and outreach so that all interested and affected organizations and individuals are provided an opportunity to participate in the planning process. JPA staff will specifically obtain input from the affected planning groups. In addition, the language contained in the Concept Plan specifically states that the historic integrity of Sikes Adobe would be maintained.

JPA staff feels that the above information addresses the issues contained in the letter received from the Rancho Bernardo Planning Board.

CAC RECOMMENDATION

The CAC considered the administrative update of the Concept Plan on February 1, 2002 and recommended that your Board approve the Plan and seek to have the JPA's member agencies approve it.

ALTERNATIVES

1. Approve staff's recommendation to request that City of San Diego adopt the San Dieguito River Park Concept Plan.
2. Do not approve staff's recommendation to request that City of San Diego adopt the San Dieguito River Park Concept Plan, and give staff other direction.

RECOMMENDATION:

Send letter to San Diego City Manager requesting that the City of San Diego formally adopt the San Dieguito River Park Concept Plan, as currently written, as a "park planning document".

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Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. Land Use and Housing Committee staff report
2. Comments from City of San Diego Staff
3. Letter from Carmel Valley Planning Board
4. Letter from Rancho Bernardo Planning Board
5. Resolution Applying for Grant Funds for Interpretive Center at Sikes Adobe Vicinity

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TO: JPA Board
FROM: Staff
SUBJECT: Fairbanks Ranch Country Club

RECOMMENDATION:

Send letter from JPA to San Diego City Manager requesting investigation of the berms that have been constructed around the golf course along San Dieguito Road and El Camino Real to determine if the berms are consistent with original project plans and approved grading plans, and if they are not, require that they be removed to eliminate a significant visual impact to the valley.

Summary and Recommendation

The Fairbanks Ranch Country Club 9 hole golf course was approved in concept in 1984, but the plans were not processed at the City of San Diego until 2003. The original project was approved on the premise that the area where the golf course is located would be dedicated to City as public open space.

Your Board has been following this matter closely because of community and River Park concern over impacts to the watershed, viewshed, rural character and wildlife corridor associated with the development of a 9-hole golf course in this sensitive area. Despite your Board's request that additional review be given to this project, the City issued a grading permit and the project is now nearing completion. Berms approximately 5 feet in height have been constructed along San Dieguito Road and El Camino Real. These berms effectively preclude views of the river valley from the road, and detract from the scenic value of the area.

River Park staff has investigated whether the berms were addressed in the EIR for the project, which was prepared when the golf course was originally planned in 1984. The EIR for the project found that the golf course would represent a change in the visual character, but the EIR did not identify that public views of the valley would be lost as a result of the golf course.

The CUP for the Golf Course requires that the project substantially conform to the plans on file at the City, which showed an entirely different layout. Although not absolutely clear from the plans, it does not appear that any berms were contemplated along San Dieguito Road.

The existing grading plans, which were approved by the City in April 2003 without public review or environmental review, include raising the level of dirt along San Dieguito Road, however, it does not appear that the increase should exceed the elevation of the road. Staff's opinion, based on a preliminary review of the grading plans, is that the plans do not show fill along El Camino Real at all, and the fill along San Dieguito Road should not significantly exceed the elevation of the road. In the area where there is existing golf course, the course is at the same elevation as San Dieguito Road, and there are mature trees, which allow intermittent views of the golf course.

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The berms should be removed in order to eliminate the visual obstruction and to match the existing golf course, and the intent of the original plans. Staff recommends that your Board should request the City investigate the matter to determine if the berms are consistent with original project plans and approved grading plans, and if they are not, require that they be removed to eliminate a significant visual impact to the valley. Citizens Advisory Committee Recommendation: This item was reviewed by the CAC at their October 3, 2003 meeting. The CAC voted 23 in favor, 1 opposed, with one abstaining, to request that the City investigate the issue of the berms along the new 9 hole golf course as to whether the berms are consistent with the project approvals, because they said the berms blocked the view of the valley and were a visual impact.

Issues: No issues have been identified.

Fiscal Impact: None

Environmental Review: None

ALTERNATE ACTIONS

1. Request removal of the berms.
2. Request additional investigation.
3. Give staff other direction.

RECOMMENDATION:

Send letter from JPA to San Diego City Manager requesting investigation of the berms that have been constructed around the golf course along San Dieguito Road and El Camino Real to determine if the berms are consistent with original project plans and approved grading plans, and if they are not, require that they be removed to eliminate a significant visual impact to the valley.

Respectfully submitted,

Dick Bobertz
Executive Director

Attachments:

Conditional Use Permit for Fairbanks Ranch Country Club, 1982