

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK  
JOINT POWERS AUTHORITY  
Minutes of March 19, 2004**

**MEMBERS PRESENT**

Pam Slater-Price, Chair  
Tom Golich  
Jerry Finnell  
Ed Gallo  
Betty Rexford  
Phil Pryde

**REPRESENTING**

County of San Diego  
City of Solana Beach  
City of Del Mar  
City of Escondido  
City of Poway  
Citizens Advisory Committee

**VISITORS/STAFF PRESENT**

Wayne Brechtel	JPA Counsel
Dick Bobertz	San Dieguito River Park JPA
Susan Carter	San Dieguito River Park JPA
Shawna Anderson	San Dieguito River Park JPA
Jan Lines	San Dieguito River Park JPA
Chin Chen	EFC Church
Janet Wei	EFC Church
Jina Liu	EFC Church
Ray Hsu	EFC Church
Li-Pin Lu	EFC Church
Robert von Zrngibl	Living Water Lutheran Church
Dan Hom	EFC Church
William Yen	EFC Church
Craig Adams	San Dieguito River Valley Conservancy
Matt Peterson	Living Water Lutheran Church
John Ingalls	Santa Fe Irrigation District
Freda Reid	San Dieguito Lagoon Committee
Jacqueline Winterer	Friends of the San Dieguito River Valley
Anne Gardner	Friends of the San Dieguito River Valley
Randy Robbins	EFC Church

**Introduction and Announcements**

Chair Slater-Price convened the meeting 9:40 a.m. in the County Administration Building at 1600 Pacific Highway, Room 302/303, San Diego, CA 92101. Boardmember Pryde introduced members of the CAC Freda Reid, Jacqueline Winterer, Craig Adams, John Ingalls and Anne Gardner.

**Approval of Minutes- February 20<sup>th</sup>, 2004:** Freda Reid asked for a change of name in minutes to San Dieguito Lagoon Committee after her name not Friends of San Dieguito River Valley. Boardmember Rexford made a motion to approve the minutes with the name correction and Boardmember Pryde seconded. All in favor.

**Executive Director's Report-** Executive Director Bobertz stated that he is continuing to work with the Transcounty Trail committee. The Transcounty Trail will follow an east/west alignment through Los Penasquitos Canyon to Anza-Borrego and beyond. The intention is to connect our trails with the other trails in the county.

### **Public Comment**

Rich Geisler with Councilman Scott Peters office announced that he is setting up a "clean up" for the Los Penasquitos Lagoon on Earth Day April 24<sup>th</sup>, 2004. He invited anyone to attend and help with the clean up effort.

### **CONSENT AGENDA**

- 1. Appoint Jacqueline Winterer as Coastal Landowner Representative to Citizens Advisory Committee-**

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

Boardmember Pryde made a motion to appoint Jacqueline Winterer as the Coastal Landowner for the CAC. Boardmember Golich seconded. All in favor

### **ACTION AGENDA**

- 2. Evangelical Formosan Church-**

**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.*

Boardmember Maienschein recused himself from the vote as this issue may come before him at the City of San Diego Council meeting. Boardmember Maienschein left the meeting. Counsel Wayne Brechtel

also left the meeting due to conflict of interest as he has consulted on the church issues in his office. Environmental Planner, Shawna Anderson stated that this project is a 3.6 acre project at the edge of the Wetland Restoration area. She stated that the proposed church is a 24,000 foot dwelling on a narrow lot and the northern tip of the property is in the MSCP. The site is in our focused planning area and we have certain guidelines to follow in our Concept Plan. This project has gone through many reviews with the PRC and was taken to the CAC this month. A few of the issues are the height of the tower that might block views and a narrow lot that only allows for limited parking and access. Ms. Anderson said that the adjacent parcel that will be the future site of the Lutheran Church and an access problem because the parcel was sold without an access easement and this renders the Lutheran parcel without access to the street. She stated that staff recommends that a letter be sent to the City of San Diego recommending the two property owners make an effort to resolve the easement issue. Chair Slater-Price asked why the project was brought to the JPA so late and if a letter could be sent to the City of San Diego asking if the JPA could get the projects sooner so that we can review them. Ms. Anderson said the PRC looked at the project a year and a half ago. Boardmember Rexford also was concerned about the zoning in the area and she had reservations about the project and the one driveway that was the only access to the church. Boardmember Pryde stated that the CAC recommended approval at their last meeting.

Speaker: Anne Gardner, Friends of the San Dieguito River Valley, stated that the church violates the design principles in the Master Concept Plan.

Speaker: Dan Hom spoke about the church and the membership. He stated that they began the project in 1998 and they have gone through many reviews and changed the plans to accommodate almost every committee and planning board to make sure that they are being responsible parties in the community. Mr. Hom said that he is in hopes we will support his project.

The JPA Board members gave their opinions on concerns about the access to the parking lot with special concern for the traffic slowing on El Camino Real. Other concerns were voiced about the height of the tower and a request was made to have the Evangelical Formosan Church work with the Lutheran church on the easement issue.

A motion was made by Boardmember Rexford to authorize the JPA Board Chair to send a 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 create a stacking problem on El Camino Real and not to impact the MHPA wildlife corridor and sensitive habitat in the future. Boardmember Golich seconded the motion.

5 in favor 1 opposed

3. **Acquisition Committee Recommendations:**
  - a. **Set Public Hearing Date of April 16<sup>th</sup> 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**

Boardmember Rexford made a motion to approve the Acquisition Committee recommendations and Boardmember Pryde seconded. All in favor

4. **Budget Committee Report:**
  - a. **Adopt FY 2004/05 Budget**
  - b. **Amend FY 2003/04 Budget**

Executive Director Bobertz stated that he recommends that this item be continued until the next JPA meeting to allow the Budget Committee to consider new information. A Budget Committee meeting will be scheduled before it is brought back to the JPA Board. The Board voted unanimously to continue the item to the next meeting.

**5. Fairbanks Ranch Country Club Landscaping 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.***

Director Bobertz stated that the berm that was constructed by the Fairbanks Ranch Country Club has been removed and the view is no longer obstructed. We want to thank Councilmember Scott Peters' office and the Fairbanks Ranch Country Club for their cooperation. Mr. Bobertz said that there is no legally enforceable control document for the future landscaping of the country club. Without that control, landscaping installed along San Dieguito Road could block the view that has been restored by removing the berm. A landscaping plan was never submitted to the City of San Diego when the permit was issued as the golf course was to be constructed in the future. Mr. Bobertz made a recommendation to the Board requesting that the City Council of San Diego require a landscape plan be submitted and approved after public review.

Speaker: Sam Blick from the Fairbanks Ranch Country Club, stated that the development agreement states that the City Manager will make the determinations on the landscape plan. Mr. Blick stated that they were willing to work with us on the landscaping and the berm because they were open to the concerns of the River Park. He stated that the berm was put in place to protect the passing motorists from stray golf balls.

Mr. Blick said that he and the Board of the Directors of the Fairbanks Ranch Country Club were willing to put in a trail if we could prove to them that it was legally required. He said that they would like to cooperate with us but would like to be informed when issues arise and given the opportunity to respond.

Speaker Rich Geisler stated that Councilmember Scott Peters' office works with all parties involved in issues in their jurisdiction to solve problems. The trail issue is being investigated by the different departments of the City of San Diego.

Boardmember Golich made a motion to send the thank you letter to the San Diego City Council, but eliminate the request concerning the landscape plan until interaction can be initiated between the JPA and

the Fairbanks Country Club in association with the City of San Diego. Boardmember Rexford seconded the motion. All in favor.

### INFORMATION

6. Sikes Adobe Historic Farmstead Lease- Deputy Director Carter stated that the lease is still not resolved. Ms. Carter stated that our staff report lists some of our issues and concerns on the lease. On a good note, the City Council of Escondido approved a waiver on water connection fees for Sikes Adobe. The City of San Diego has proposed an administrative fee for the Sikes Adobe area but we are estimating that we will want a larger portion of the land included in the lease for the San Pasqual Interpretive Center in the future. Ms. Carter stated that there is a Recreational Trails Fund that may be a source for the fees required for administrative costs to the City of San Diego Water Department. She said that until our lease is signed by the City of San Diego we are not able to place a caretaker on the site.
7. Jurisdictional Status Reports  
None

### Communications

Executive Director Bobertz stated that the Hodges Golf Improvement Center has a condition on their lease to pay us \$5,000 a year for the Trail Run. Since we have eliminated the Trail Run we will be asking the City of San Diego Planning Commission to amend the condition to direct the yearly funds to Sikes Adobe operations.

**CLOSED SESSION The JPA Board met in closed session pursuant to Government Code Section 54956.8 with their real property negotiators, Dick Bobertz and Susan Carter and Shawna Anderson 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.**

**The Board met in Closed Session on the item previously disclosed to provide direction to their negotiators and no other reportable action was taken.**

Chair Slater adjourned the meeting at 11:45 a.m.

These minutes approved by Board Action

\_\_\_\_\_  
Date

\_\_\_\_\_  
Executive Director

