

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
JOINT POWERS AUTHORITY
Minutes of October 17, 2003**

MEMBERS PRESENT

Tom Golich, Chair
Jerry Finnell
Ed Gallo
Betty Rexford
Scott Peters
Pam Slater
Phil Pryde
Darlyn Davenport

REPRESENTING

City of Solana Beach
City of Del Mar
City of Escondido
City of Poway
City of San Diego
County of San Diego
Citizens Advisory Committee
22 Ag District Ex Officio

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
Charlotte Cagan	San Dieguito River Park volunteer
Freda Reid	San Dieguito Lagoon Committee
Anne Gardner	Friends of the San Dieguito River Valley
Don Polese	Packard Government Affairs
Craig Adams	San Dieguito River Valley Conservancy
Carol Young	City of San Diego Real Estate Assets Dept.
Jan Fuchs	Citizens Advisory Committee
Karen Berger	Citizens for Century 3

Introduction and Announcements

Chair Golich convened the meeting 9:40 a.m. in the County Administration 1600 Pacific Highway, Room 302/303, San Diego, CA 92101

Chair Golich thanked Betty Rexford for replacing him as chair at the last JPA meeting.

Boardmember Pryde introduced Freda Reid, Craig Adams, and Ann Gardner from the CAC. Executive Director Bobertz introduced Donald Pelice from Packard Government Affairs who will be contracting with Southern California Edison on future wetland meetings.

Approval of Minutes -September 19, 2003 Boardmember Pryde approved the minutes and Boardmember Finnell seconded the motion. All in favor.

Executive Director's Report

Director Bobertz spoke about the cooperation with the TransCounty Trail group which was initiated for the purpose of coordinating and investigating the southwest connections and links to our trail.

Mr. Bobertz said that a meeting last Wednesday with City of San Diego Water Department, Parks Department, San Dieguito River Valley Conservancy, and the representative from Biological Diversity in Brian Mainschien's office was about the Pamo Valley area. Mr. Bobertz said that the Biological Diversity Group initiated the meeting for the purpose of initiating a management plan for the area so that grant funds could be applied for in the future.

Public Comment

None

ACTION AGENDA

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.

1. Acquisition Committee Report and Recommendations:

a. Public Hearing for Acquisition of 387 acre Habib Property from Trust for Public Land-

Director Bobertz stated that a meeting on Sept. 29th of the Acquisition Committee comprised of Chair Golich, Boardmember Slater and a representative from Boardmember Maienschein's office were in attendance. He stated that the meeting was to review the priorities and the acquisitions currently under consideration. Director Bobertz started the Public Hearing with a map handout of the property and discussed the process of the escrow which will be a double escrow from Dr. Habib to the Trust for Public Land and then to the San Dieguito River Park JPA. He stated that the Habib property is a link between the Helms and Santa Ysabel property that has a ranch house on the property that may be used for a ranger station in the future.

Boardmember Pryde made a motion to approve the Resolution to purchase the property for open space. Boardmember Slater seconded the motion. Counsel Wayne Brechtel discussed a few changes on the Resolution that needed to be made and explained the reason for the corrections. All in favor.

Jerry asked about the \$6000 per acre and how that compares to the other properties. Director Bobertz stated that we have an appraiser who gets the approval from the State so that we can get the funds from the State of Calif. This is a great benefit to the sale process.

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.**

2. Sikes Adobe Historic Farmstead- Deputy Director Carter stated that the update on the Sikes Adobe construction is that it is proceeding well. Ms. Carter said that it is possible that we might have an opening in January 2004. She said that the Colonial Dames will eventually furnish the adobe with furniture of the time period. Ms. Carter said that the docents are being trained at this time and our volunteer Charlotte Cagan had devoted many hours to the project and her work has been invaluable. Deputy Director Carter said the purpose of the Mission Statement is to use this document to present to the public our commitment to the Sikes Adobe Farmstead. The statement gives us an opportunity to teach California history and the benefits of the project. Boardmember Pryde stated that the Mission Statement should be condensed and refined to a smaller statement Boardmember Rexford made a motion to approve the statement and Boardmember Slater seconded. All in favor

Ms. Carter stated that at the last meeting a question was raised as to how the adobe was being preserved. She stated that the adobe bricks are having a mud plaster and the whitewash applied that will have to be applied every few years. This mud plaster allows the bricks to breath.

Deputy Director Carter stated that the map that has been provided shows that site of the Sikes Adobe Farmstead. At this time we only have the funds to restore the farmstead itself but are looking for funds for the rest of the setting. Ms. Carter said that we will want to restore the creamery, the windmill and the landscaping but that will have to do this in the future. Ms. Carter stated that the project is being done on a Right of Entry permit from the City of San Diego. Ms. Carter said that we are looking for a lease for the entire site that we hope will eventually have our interpretive center and offices on the site. Ms. Carter stated that the River Park staff are looking for some Prop 40 funds for the entire site. She reported that the pressing issues that have stopped us in proceeding with the lease is the administrative fee of \$2600 a year that we are being asked to pay and the problem of insuring the Sikes Adobe site for the \$500,000 that it is valued at and the water issues. The other item of concern to us is the live-in caretaker at the site. This person would be the security, groundskeeper and housekeeper on the site.

Boardmember Peters stated that the administrative fee might be lowered but the insurance on a leased property is the responsibility of the leasee. Boardmember Peters thought that the City of San Diego

might be able to use their influence to get a better rate for the River Park. Mr. Peters also asked about the fundraiser and the possibility that it could include weddings at the site as a source of income. Boardmember Rexford made a motion to approve staff to discuss the lease and all the issues with the City of San Diego. Boardmember Slater seconded. 6 in favor 1 abstention

Boardmember Gallo asked why the lease is for 5 years renewable for another 5 years. Deputy Director Carter stated that a draft lease will be coming back to the JPA for a full review which will include dates of the full lease.

Boardmember Slater felt that Boardmembers Peters and Maienschein walk this thru the City of San Diego staff as it is an important issue to the River Park.

Boardmember Gallo stated that the water issues may be complicated and the city does not want to mix well water with city water for health reasons. Mr. Gallo stated that there is water to the storage facility across the street.

RECOMMENDATION:

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

3. Appoint Nominating Committee for Board Officers- Boardmembers Finnell ,Gallo and Pryde were nominated to be on the committee. Chair Golich asked Boardmember Pryde if he would be the chair of the committee as he has been on the JPA board longer than the other boardmembers. Boardmember Rexford made a motion to approve the three boardmembers to be on the nominating committee. Boardmember Peters seconded the motion. All in favor

Chair Golich suggested that the subcommittee members keep their same committees unless they wish to change. Boardmember Rexford noted that Boardmember Jacob was not on any subcommittee and suggested that we see if she would like to be an alternative.

RECOMMENDATION:

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

Trail Run- Executive Director Bobertz stated that the original Trail Run was designed to bring in funds and recognition for the River Park. It has served the River Park well over the years but the last few years have shown low attendance and we have lost money on the event. Staff is asking the board to consider the discontinuing the Trail Run because it is taking many hours to put the event on and we would like to have the Volunteer Coordinator to do more in the field of interpretation on the trails instead of using her time for this event.

Boardmember Gallo applauded Director Bobertz for recognizing the loss of funds and that we should discontinue the Trail Run event.



Boardmember Slater also made mention of the fact the Hodges Golf Improvement Center has an lease obligation to the River Park for the Trail Run funds that are required as part of their permit. These funds are proving difficult to collect and suggested that a letter to the Hodges Golf Improvement Center have a signature from the City of San Diego on it.

Boardmember Slater made a motion to discontinue the Trail Run event but look into other alternative fundraisers. Boardmember Rexford seconded. All in favor

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”.

4. Concept Plan- Shawna Anderson stated that the intent of the River Park staff is to have the different jurisdictions adopt of the Concept Plan. The first jurisdiction that we wanted to adopt the plan was the City of San Diego and the Board approved the administrative update in 2002 after we addressed the MSCP issues. Ms. Anderson said that the Concept Plan has gone to the City Planning and Housing Committee and then onto the City Staff for review then forwarded to the City Council for action. Ms. Anderson said that City of San Diego staff requested that the Concept Plan be reviewed by three planning groups San Pasqual, Rancho Bernardo and Carmel Mountain. Ms. Anderson said that since the Concept Plan in going to the different jurisdictions and each will have suggestions that we could not change it each time a group had a suggestion that this plan would be used for a "park planning document" for the different park projects. Ms. Anderson felt along with staff that any changes to the Concept Plan might trigger new environmental review. She reported that the CAC considered the update to the Concept Plan in 2002 and recommended the different jurisdictions adopt the plan.

Director Bobertz said that the reason we want the Concept Plan to be adopted by the City of San Diego first was because we have a number of projects for review going through the City of San Diego and it would be helpful to be able to site our Concept Plan when questions arise on issues in the River Park.

Boardmember Peters stated that the projects submitted by the River Park are reviewed as if the Concept Plan is already adopted.

Boardmember Gallo made a motion to approve the recommendation by staff to request the City of San Diego to adopt the Concept Plan as an advisory document. Boardmember Rexford seconded the motion. All in favor



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.

5. Fairbanks Ranch Country Club- Director Bobertz reported that the Fairbanks Ranch Country Club has been constructing its addition to the 18 hole course. In that construction they have left a 6 foot high berm on the site that is obstructing the view from San Dieguito Road across the valley. Mr. Bobertz said that he met with the City of San Diego Engineer and went over the approved grading plans and found that there is no berm on the plans. The City Engineer, Mo Samac, stated that the engineer was going to send a letter to the proponent of the project and ask that the berms be removed. As a follow up, Mr. Bobertz stated that we should put this matter before the City Council and remind them that another letter has not been addressed that we sent on this project last March regarding the trail that is to run along the course.

Speaker, Jan Fuchs of the CAC stated that the berms have formed a wall around the golf course. The Concept Plan clearly states that the sweeping views of the river valley is a primary goal in the plan. The golf course is constructed 10 feet from the river and the concerns of the CAC are that the berms were not being reviewed in the best interest of the open space. Ms. Fuchs stated that the tone of the letter should impress on the City of San Diego the urgency in preserving the area and wildlife who frequent the area.

Speaker, John Petke from Fairbanks Country Club, spoke about the berms and felt that it is a minor problem and has been designed by Mr. Ted Robinson, Sr. who started the project 20 years ago. Mr. Petke said that the berms are a safety issue and were designed to keep the golf ball from straying from the course onto the road. He said that a fence is being installed for safety purposes and with the berm in place it would be an additional feature of safety.

Speaker, Karen Berger resident of Solana Beach, stated that she is concerned that this land that was given to the people in perpetuity is not available to the general public but is now a private golf course. If this is not bad enough we are not able to see the view across the valley. Ms. Berger stated that this problem was born 20 years ago and we need to send a strong letter objecting to the berms.

Boardmember Rexford made a motion to send a letter to the City of San Diego objecting to the berms that were not on the approved plans. Boardmember Pryde seconded the motion. 5 in favor 1 abstain

INFORMATION

7. Status Reports (Oral)
 - a. Coastal Wetlands Restoration Project Director Bobertz stated that the Coastal Commission will have the Wetland Restoration Project on their agenda in February 2004. Edison will have to put the half million into the endowment funds into the River Park account when it gets approved by the

Coastal Commission. Mr. Bobertz stated that the meeting with Caltrans went well regarding the widening of I-5. Caltrans wants to work with the River Park toward a common goal in the area. He stated that their mitigation on the Caltrans project will benefit us.

- b. Lake Hodges Bicycle/Pedestrian Bridge Project- Deputy Director Carter said that there is nothing new to report except that Shawna Anderson is responding to the comments on the third review of the project from the City of San Diego. She stated that we have to get a Site Development Permit and to proceed and everything is in review at the moment.
- c. Property Acquisition- Director Bobertz said that we had discussed the property acquisition earlier in the meeting and there was nothing new to report.
- d. Temporary Interpretive Kiosk" at Via de la Valle- Director Bobertz stated that the volunteers and a construction foreman from MWH are working on the project every other weekend and we should have an opening in April. The entrance will be on the side road, San Andreas, until the Wetland Restoration Project is finished and the trail is in place. Until that time we will be using the facility for guided tours and bring the public to the side instead of the public stopping in to see the kiosk.

Deputy Director Carter reminded the boardmembers that the pictures of the Kiosk and the Sikes Adobe are on our website www.sdrp.org.

Jurisdictional Status Reports-

Boardmember Pryde extended congratulations to Sachiko in Pam Slater's office for her recognition by the Association of Environmental Professionals for outstanding work.

Communications

CLOSED SESSION

Was not needed

Chair Golich adjourned the meeting at 11:25 a.m.

These minutes approved by Board Action

Date

Executive Director

