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

9:30 a.m. – 12:00 p.m.
Friday, September 21, 2007
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 July 20, 2007

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. Award Contract for Construction of Coastal Trail and Water Quality Treatment Ponds (page 3)

2. Camp Hope Draft Mitigated Negative Declaration (page 7)

INFORMATION

3. San Dieguito River Valley Conservancy North Bank Restoration Project (Presentation by SDRVC)

4. Status Reports (Oral)
   a. River Park Projects:
      i. Sikes Adobe Historic Farmstead
ii. Lake Hodges Bike Ped Bridge

iii. Pamo Valley Trail

iv. Heritage Trail Link

b. Via de la Valle/El Camino Real Road Task Force

c. Rancho Santa Fe Polo Club

d. Other

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 on problems which have arisen.

6. Communications


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 JPA has converted to an email distribution of both agendas. Please advise the office at 858 674-2270 if you do not have an e-mail address and want other arrangements will be made. Full packets will continue to be mailed free of charge to JPA and CAC members upon request. 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
TO: JPA Board
FROM: Staff
SUBJECT: Contract for Construction of Coastal Trail and Water Quality Treatment Ponds

RECOMMENDATION:

Award construction contract to lowest, responsible, responsive bidder.

SITUATION:

An invitation to bid on the contract for construction of the portion of the Coast to Crest Trail under the I-5 freeway in Caltrans Right of Way (segment 4) and for the Water Quality Treatment Ponds and corresponding trail segment 6 (see Attachment 1) was issued to interested, qualified contractors on August 23rd through advertisements in the San Diego Daily Transcript, the electronic media www.Ebidboard.com, and by email notices to known qualified firms. A pre-bid meeting attended by representatives of six firms was held at the project site on September 6th. The deadline for bids was set for September 19th at 2 p.m. The results of the bids will be reported to your Board at today’s meeting, with a recommendation that the bid contract be awarded to the lowest, responsible, responsive bidder.

This project is funded with a combination of state and federal grant funds, including $1,361,000 from Caltrans State Share TE funds, $177,000 from State Coastal Conservancy and $550,017 from the State Water Quality Control Board. Since the initial Caltrans grant was awarded in 1999, funds have been expended on engineering design and permitting, and construction of the boardwalk (segments 1a and 1b) in 2006.

It is anticipated that River Park ranger staff will complete the trail section (Segments 2 and 3) proposed to connect the boardwalk with the section of the trail under the freeway (Segment 4). No work is planned for the trail section (Segment 5) because it is an existing utility road that is adequate to serve as a trail. Segments 7 and 8 will be constructed in the future after the SCE project has been completed.

1. Citizens Advisory Committee Recommendation – This item has not been reviewed by the CAC.
2. Issues – No issues have been identified.
3. Fiscal Impact – None.
ALTERNATIVES

1. Award contract to lowest, responsible, responsive bidder.
2. Do not award contract and give staff other direction.

RECOMMENDATION

Award construction contract to lowest, responsible, responsive bidder.

Respectfully Submitted,

Susan Carter
Deputy Director

Attachments:

1. Coastal Trail Plan
2. Grading Plan for Water Quality Treatment Ponds
San Dieguito Lagoon Wetland Restoration
Monitoring Locations

Legend
- Contours
- Basin Base Contour
- Decomposed Granite Path
- Concrete
- Riprap

Saltwater Habitats
- High Salt Marsh

Freshwater Habitats
- Freshwater Marsh (0 - 2 feet)
- Willow Scrub (2 - 5 feet)
- Upland Habitat (5+ feet)

Figure 2

Scale: 1 inch equals 40 feet when printed at 22"x34"

San Diego North 04 0 8 020
-117.2475519
32.9780147

-117.2476108
32.9783944
TO: JPA Board

FROM: Staff

SUBJECT: Camp HOPE Draft Mitigated Negative Declaration

RECOMMENDATION:

Send attached letter to City of San Diego regarding comments on the Draft Mitigated Negative Declaration.

SITUATION:

A. Background

In 2002 the City of San Diego approved a lease by the non-profit San Diego Family Justice Center for operation of a temporary summer camp retreat for victims of domestic violence as well as for planning a permanent camp facility. Camp HOPE is located on a 12.83-acre area adjacent to Lake Sutherland in the River Park Focused Planning Area (FPA) (Attachment 1). The project site is owned by the City of San Diego Water Department but is located within unincorporated County jurisdiction. The permanent camp facility is now proposed (Attachment 2) and a Draft Mitigated Negative Declaration is being circulated for public review with comments due to the City by September 25, 2007. A draft comment letter to the MND is attached for your consideration (Attachment 3).

The project is jointly proposed by the City of San Diego’s Family Justice Center and the non-profit San Diego Family Justice Center; therefore although it is within unincorporated County jurisdiction, it is exempt from County regulations because City-owned projects on City-owned land are subject to City of San Diego regulations but are exempt from County planning and zoning ordinances per State Code. Ordinarily, the County would require a Major Use Permit for a facility of this nature. The project does require a Site Development Permit.

The temporary camp (called a “soft” camp) has been operating for four years and utilizes about seven “teepee”-style tents placed on wooden platforms set in a semicircle around an activity ramada. Fifteen (15) campers and five adult supervisors spend two nights and three days at the camp, involved in hiking, fishing, water sports, music lessons, arts and crafts, and group counseling sessions. The camp operates Monday through Friday during the summer months.
B. Issues

The JPA Board supported the temporary Camp HOPE facility but expressed concerns over a preliminary plan for the permanent camp that indicated a design overbuilt for the sensitive location (Attachment 4).

Project Description Summary

The 16.95-acre proposed project would include a 2-story 7,755 SF central lodge up to 40 feet in height; a 1-story nature center and 1-story caretaker cabin 2,942 SF each; six 2-story cabins at about 3,000 SF each; a meeting circle; swimming hole; basketball court; archery range; and 4 acres of offsite improvements (2 water tanks, a primary and secondary leach field, access road, utility lines, etc). The maximum camp size would be 60 campers (age 7-13 years) and 15 staff, with a typical camp size of 25-35 campers and 7 staff. The camp would operate Monday through Friday but may expand to include weekends. The camp would be closed during hunting season at the lake (generally mid-October through January and mid-March through mid-May). Recreational camp activities include hiking, boating, fishing, archery, kayaking, canoeing, arts and crafts, and drama.

Issues

The draft MND comment letter (Attachment 3) covers the following main points:

- The size of the cabins and lodge are too large and out-of-scale with the scenic surroundings and sensitive environment and are not compatible with the rural open space character of the area. The project site as well as the surrounding hillsides are undeveloped and represent a scenic recreational area for the public. Square footage of all buildings are out-of-scale and excessive.

- The project is located within the area proposed for the Coast to Crest Trail yet the MND does not address the proposed trail alignment (which would utilize the existing trail around the lake) or evaluate how the project would impact the proposed trail.

- The project as originally described to the JPA was supposed to be designed to be self-sustaining, but it is not as currently proposed. Instead traditional design is proposed – electrical lines (i.e., non-solar), retaining walls, cut/fill slopes, etc.

The letter also speaks to many issues not considered adequately addressed in the MND.

CAC RECOMMENDATION

The Camp HOPE MND was scheduled for the September 7, 2007 CAC meeting but was not heard because a quorum was not met. The CAC’s Project Review Committee will review the project on September 17th (after the writing of this report).


ALTERNATIVES

3. Send attached draft letter to City commenting on the MND.
4. Make changes to draft MND comment letter and send to City.
5. Give staff other direction.

RECOMMENDATION

Send attached letter to City of San Diego regarding comments on the Mitigated Negative Declaration.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. Project Location Map
2. Project Site Plan
3. Draft JPA Letter
September __, 2007

Allison Sherwood
Environmental Planner
City of San Diego Development Services Center
1222 First Ave., MS 501
San Diego, CA 92101

Subject: Camp HOPE Draft Mitigated Negative Declaration
Project No. 44883

Dear Ms. Sherwood:

Thank you for providing the San Dieguito River Park Joint Powers Authority (JPA) with the opportunity to comment on the Camp HOPE MND. The JPA has been following this project since 2003 when the City entered into a lease for a temporary camp at Lake Sutherland. Our comments are based on the information in the MND, the project construction plans, and presentations by the applicant at the September 21, 2007 JPA Board meeting.

The JPA supports camping at Lake Sutherland and other areas within the San Dieguito River Park as stated in the San Dieguito River Park Concept Plan, and supported the Camp HOPE temporary camp that has been operating at Lake Sutherland. However, the Board has previously expressed concerns about the bulk and scale of the proposed permanent camp (see attached letters), which remain serious concerns with the current project as designed. Our comments relate to the overall design of the proposed project as well as specific comments regarding adequacy of the MND itself.

The size of the cabins and lodge are too large and out-of-scale with the scenic surroundings and sensitive environment. The project site as well as the surrounding hillsides are undeveloped and represent a scenic recreational area for the public. Square footage of all buildings are out-of-scale and excessive – 2-story 7,700 SF lodge up to 40 feet high; nature center and caretaker cabin are almost 3,000 SF each; six 2-story cabins at about 3,000 SF each. The camp is over-designed for a “typical camp size of 25-35 campers and 7 staff”, closed for 5 months of the year during hunting season. With a typical camp size of 42 persons, the project allots 500 SF per person in living area – the size of a small apartment. The proposed project would be similar to building a small single-family subdivision next to a drinking water reservoir.

The proposed large high-intensity development is not compatible with the rural open space character of the area. The MND concludes that the project is “rural in character” (page 17), and therefore would be a compatible use. How is the project design “rural in character”? The MND does not substantiate this conclusion.
The MND should explain the conclusions reached in the referenced County letter that supposedly addresses conformity with the County General Plan – the MND does not disclose this information (page 11).

The project is located within the area proposed for the Coast to Crest Trail yet the MND does not address the proposed trail alignment (which would utilize the existing trail around the lake) or evaluate how the project would impact the proposed trail (page 11). The trail is included in the San Dieguito River Park Concept Plan (adopted by the City in June 2006), the County Trails Plan, and the Statewide trails plan. The project plans show a perimeter fence along a length of the existing trail and the fence is also proposed to cross the trail. How would the fence cross the trail without impacting it? How would camp operation impact the trail? Would the trail remain accessible to the general public at all times of the year? What type of fence is proposed?

The project as originally described to the JPA was supposed to be designed to be self-sustaining, but it is not as currently proposed. Instead traditional design is proposed –utility electrical lines, retaining walls, cut/fill slopes, etc. The project footprint should be consolidated to reduce its impact on the land. Sustainable design technology should be incorporated into the project such as use of solar power, wastewater recycling, sustainable building materials, and other technologies to reduce the project’s environmental impacts.

The table in Section IV lists "no impact anticipated" under Energy Consumption. Presumably, the project will be air-conditioned and with 10 permanent LARGE buildings accommodating up to 75 people seven months of the year, how can the project's energy consumption have no impact?

Page 13 states the project "is designed to minimize grading, and thereby minimize impacts to onsite resources..." - this is not true given the scale of the proposed development.

The MND does not address the “swimming hole” design, construction or maintenance. Only locally-found native plants and animals should be used in and around the pool. An ongoing monitoring plan should be required to keep out invasive plants/algae and animals (such as bullfrogs), and the MND should address what happens to the pond when the camp is closed, or if it ceases operation.

The MND does not define “public views” (page 17), yet states that the proposed project would not “substantially obstruct” public views. Certainly views from the existing trail will be at least partially obstructed.

The loss of eight oak trees, regardless of their age should be mitigated.

The lease or permit should include language that restricts the use of the site to what is eventual proposed as the permanent camp. Restrictions should include no future change in use except reverting back to the original open space use, no future expansion of the camp,
and that the property would remain in public ownership in perpetuity.

A nature center in this area would be a great amenity for the general public and trail users. Why is the center only proposed as available to campers, considering the camp will be closed for several months per year?

Page 7 of the MND refers to several figures that are not included in the MND (Figures 10-12).

The JPA looks forward to working cooperatively with the San Diego Family Justice Center and the City of San Diego to design a project that meets their worthy goals while minimizing impacts to this sensitive public asset.

Sincerely,

Diane Jacobs, County Supervisor
JPA Board Chair
June 25, 2003

Mayor and City Council
City of San Diego
201 C Street
San Diego, CA 92101

Subject: Camp Hope Project

Dear Honorable Mayor and Council Members:

It has come to the San Dieguito River Park Joint Powers Authority (JPA)’s attention that the City of San Diego entered into a lease agreement in March 2002 with the San Diego Family Justice Center for operation of a summer camp called Camp Hope for victims of domestic violence. The 12.83-acre site is adjacent to Lake Sutherland and is in the San Dieguito River Park’s Focused Planning Area (FPA). As you may know, the JPA reviews projects proposed within the FPA for potential project impacts on the River Park’s goals and objectives. On June 20 2003, the JPA Board voted unanimously to forward comments to the City on the Camp Hope project.

The approved lease covers two main components of the Camp Hope project:

1) The establishment of a 12-acre site as a temporary camp. The lease provides no details regarding the temporary camp. According to City Attorney Casey Gwinn, the site will be used three days per week (on days the lake is closed to the public) for approximately 6 weeks starting in mid-July to the end of August 2003. The camp will accommodate approximately 15 campers with counselors (approximately 20 total) in “nationals” (similar to “tee-pees”) adjacent to the existing concessionaire stand, which would be used as a food preparation and dining area. Existing chemical toilets and rest rooms would be used. The lake itself would also be used for boating and fishing.
2) Planning for a permanent facility over a five-year period. Planning would consist of preparation of plans and compliance with state and federal permits and laws including the California Environmental Quality Act (CEQA). Within the initial five-year period, the lessee would “study and analyze the feasibility of development, constructing and operating the Camp, and to obtain any necessary entitlements for such development, construction or operation”. The lease may be extended to 30 years with an option to renew for another 20 years. Other facilities that may be allowed during the full term lease, in addition to a permanent camp, include a well and boat dock subject to permits. The lease also gives the City Manager the authority to take any action regarding the lease including the development of the permanent camp (i.e., approvals will not occur within a public process).

The JPA supports camping at Lake Sutherland and other areas within the River Park as stated in the San Dieguito River Park Concept Plan and, therefore, based on project information provided to the JPA Board by Mr. Gwinn, the Board finds the temporary Camp Hope project to be consistent with the River Park’s goals and objectives. However, the permanent project could have adverse impacts on the River Park if not designed according to the design guidelines contained in the Concept Plan. The project site is located within an environmentally sensitive area with sensitive habitat, old growth oak trees, and adjacent to a water reservoir. The following issues of concern were discussed at the Board’s June 20th meeting:

- Assurance that the Camp Hope project will not interfere with the alignment and operation of the Coast to Crest Trail which exists adjacent to the site. The operation of the camp or use of trails should not interfere with public access and the public’s use and enjoyment of the Coast to Crest Trail or the lake itself.

- The size and scale of all proposed buildings should be compatible with the surrounding natural environment.

- Development and operation should not significantly impact the natural resources on the site including biological resources, cultural resources, water quality, and other issues.

- Use of a septic system adjacent to the lake is of concern regarding its potential impact to the lake’s water quality.

- Increased use of motorized boats in the lake, which may create noise impacts to the sensitive species in this area and negatively impact the tranquility and rural character of the surroundings.
We have been assured that the project proponents will work cooperatively with the JPA to design a project that minimizes impacts to this sensitive public asset and we look forward to working with City staff and the San Diego Family Justice Center to accomplish our mutual goal of environmental education. If you have any questions regarding these issues please do not hesitate to contact Dick Bobertz, Executive Director of the River Park. Thank you for considering our comments.

Sincerely,

[Signature]

Tom Golich
JPA Board Chair

Cc: Casey Gwinn, City Attorney’s Office