SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
9:30 a.m. – 12:00 p.m.
Friday, October 18, 2013
County Administration 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 20, 2013

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 Lagoon Open Air Classroom, Phase Two (page 2)

2. Purchase of Old Santa Ysabel Barn and Agreement with Save Our Heritage Organisation (page 8)


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 to be made. 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 18, 2013

TO: JPA Board
FROM: Staff
SUBJECT: Award Contract for Phase Two Construction of Lagoon Trailside Open Air Classroom

RECOMMENDATION:

Award contract to the lowest responsible bidder as reported at today’s meeting.

SITUATION:

A. Summary and Recommendation

The plans showing the Lagoon Trailside Open Air Classroom are attached. The first phase of construction involved excavation and grading of the site, relocation of a portion of the Coast to Crest Trail, and creation of the dry streambed/arroyo feature. It was completed March 15, 2013. The second phase, the subject of today’s action, consists of the concrete bench seating, final grading, boulder placement and installation of the shade canopy structure. The actual shade fabric will be installed later by a specialized fabricator in a separate contract. To keep costs down, the two small wooden bridges over the arroyo and the compacted decomposed granite pathways will be constructed by JPA rangers in coordination with the contractor on this phase.

Today’s action is to award the contract for phase two construction. Invitations to bidders were distributed on September 24th and a pre-bid meeting was held at the site on October 1st. The bid deadline was October 16th. At today’s meeting the results of the bids will be announced.

JPA staff is recommending that your Board award the contract to the lowest responsible bidder. Staff also recommends that your Board authorize staff to award the contract to the second lowest responsible bidder, in the event that a contract is not successfully executed with the lowest responsible bidder.

CAC RECOMMENDATION:

The CAC did not take an action on this particular item, but has been provided with regular status reports on the project.

FINANCIAL IMPACT:

None. The project construction is funded by grants from the County of San Diego Neighborhood Reinvestment Program at the recommendation of then-Supervisor Slater-Price.
ALTERNATIVES
1. Award contract to lowest responsible bidder
2. Do not award contract to lowest responsible bidder and give staff other direction.

Respectfully Submitted,

Susan Carter
Deputy Director

Attachment: Site Plans
TO: JPA Board

FROM: Staff

SUBJECT: Purchase of Old Santa Ysabel Barn and Agreement with Save Our Heritage Organisation

RECOMMENDATION:

Approve attached agreement with Save Our Heritage Organisation (SOHO) and approve offer to purchase Old Santa Ysabel Barn from County of San Diego.

SITUATION:

A. Summary and Recommendation

In 2011, the Save Our Heritage Organisation (SOHO) purchased the historic General Store in Santa Ysabel for the purpose of restoring it and running it as a mercantile store in partnership with a consortium of non-profits, including the San Dieguito River Valley Conservancy, the San Diego River Park Foundation, the Wildlife Research Institute, Volcan Mountain Foundation and Anza-Borrego Foundation. The non-profits leased space in the store for a Backcountry Visitor/Nature Center. At the same time that SOHO purchased the historic General Store, they investigated the possibility of acquiring the adjacent vacant barn. The barn, which is circa 1880’s like the general store, has been owned by the County of San Diego since 1916. It was used initially as a horse barn for the road department. Then starting in the 1930’s it was used by the Dept. of Agriculture, Weights and Measures for storing pesticides. The pesticides seeped into the structure and therefore at first it was considered unsalvageable. However, the County proceeded with environmental remediation of the site and building, and determined what land uses would be acceptable in the building, based on the level of contamination detected. The County has determined that safe, acceptable uses would be museum use, antique sales, special events, seminars and lectures, so long as the hours are restricted and the use is not continuous.

Following this determination, the County declared the 3,000 square foot barn and property (.38 acre site and adjacent 1.0 residential parcel) as surplus. The County of San Diego General Services, consistent with County Policy F-51, intends to sell this property using a public bid auction, if no public use is identified. The Fair Market Value was assessed by the County as $24,900.

As you may recall, the effort by the five non-profits to run a Backcountry Visitor/Nature Center in the general store was terminated in June of this year due to the difficulty of finding volunteers
and the funds to lease the space. The JPA’s participation in that effort had been in organizing events and monthly lectures on natural and cultural history. The lectures had been quite popular and attracted new members of the public, primarily from East County, to learn more about the San Dieguito River Park. Staff feels that this is a public service that should be continued, and could be done if SOHO owned the barn and the adjacent site. Other community uses, such as square dances and fairs, museum use and fundraisers, would also be valuable public uses.

Staff recommends that your Board authorize the Executive Director to advise the County prior to the deadline of November 5th that the JPA offers to purchase the subject property for the fair market value of $24,900, and also to authorize the Executive Director to enter into the attached agreement with SOHO. In general the terms of the agreement are that SOHO would advance the $24,900 to the JPA for the purchase, the JPA would acquire the property from the County, the JPA would subsequently transfer title to SOHO, and SOHO would agree to let the JPA use the property for the purposes described above at no charge. As owner of the building and property, SOHO would have maintenance responsibilities.

CAC RECOMMENDATION:

The CAC did not review this item.

FINANCIAL IMPACT:

None. The project price would be reimbursed by another organization.

ALTERNATIVES

1. Agree to purchase the barn and enter into agreement with SOHO.
2. Do not offer to purchase the barn from the County.

Respectfully Submitted,

Dick Bobertz
Executive Director

Attachments:

1. Letter from County to JPA Offering Surplus Property per Policy F-51
2. Draft Agreement between SOHO and JPA
September 6, 2013

Susan Carter, Deputy Director
San Dieguito River Park Joint Powers Authority
18372 Sycamore Creek Road
Escondido, California 92025

AVAILABILITY OF COUNTY OF SAN DIEGO PROPERTY – SANTA YSABEL BARN LOCATED AT WASHINGTON STREET AND GRUTLEY STREET, SANTA YSABEL, COUNTY ASSESSOR’S PARCEL NUMBER 248-047-02 ; COUNTY PARCEL NUMBER 2013-0013-A

The County-owned surplus property shown on the attached location and site map is considered excess to the County’s future needs. It is the County’s intention to sell this property using a public bid auction, if no public use is identified. The property consists of a 3,000 square foot barn located on a .38 site and an adjacent 1.0 acre residential parcel. The property cannot be sub divided and the lots sold separately. The Santa Ysabel Barn is considered a historic resource under the California Environmental Quality Act. The Barn may be historically significant and eligible for listing on the national, state and/or local register. The County has owned the property since 1916. It was used initially as a horse barn for the road department. The County Department of Agriculture, Weights & Measures took control of the property in the 1930’s. The property was used for agriculture and pesticide storage. The Santa Ysabel Barn has undergone an environmental review to determine the extent of contamination from its prior uses, the potential for remediation and the land uses that are acceptable based on the level of contamination detected. Current acceptable uses of the property are museum use, rummage or antique sales, special events venue and seminars/lectures as long as the hours of use are restricted and the use is not continuous. The property is located at the corner of Grutley Street and Washington Street in the unincorporated area of Santa Ysabel in San Diego County (THOMAS BROS. MAP PAGE 1135 B-3). The current zoning is A-72, General Agriculture.

If the Department of Parks and Recreation has an interest in the purchasing the property, in accordance with Government Code Section 54222, for any proposed State use, please advise me in writing within sixty (60) days of your receipt of this letter.

Should you have any questions regarding this matter, please call me at (858) 694-2314.

Sincerely,

SARA N. ISGUR, Sr. Real Property Agent
Real Estate Services Division

Attachment: Location and Site Map

ATTACHMENT 1
AGREEMENT TO FACILITATE PURCHASE
AND PRESERVATION OF THE OLD SANTA YSABEL BARN

This Agreement to Facilitate the Purchase and Preservation of the Old Santa Ysabel Barn (“Agreement”) is entered into by and between the San Dieguito River Valley Regional Open Park Joint Powers Authority (“JPA”) and the Save Our Heritage Organisation (“SOHO”) with reference to the following facts:

RECITALS

A. WHEREAS, the County of San Diego (“County”) has declared real property commonly known as the Santa Ysabel Barn located at Washington Street and Grutley Street, Santa Ysabel, County Assessor Parcel Number 248-047-02 and County Assessor Parcel Number 201-3-0013-A (“Santa Ysabel Barn Property”) as surplus and has offered to sell the property to the JPA for park and recreational purposes;

B. WHEREAS, the County has determined that the fair market value of the Santa Ysabel Barn Property is $24,900.00;

C. WHEREAS, the Santa Ysabel Barn Property is considered an historic resource and, SOHO is a nonprofit organization dedicated to the preservation and restoration of historical resources throughout the County;

E. WHEREAS, SOHO currently owns the historic Santa Ysabel General Store, which is directly adjacent to the Santa Ysabel Barn property and desires to ensure the preservation of the Santa Ysabel Barn Property for similar public benefit purposes,

NOW, THEREFORE, the JPA and SOHO agree as follows:

1. The JPA shall offer to purchase the Santa Ysabel Barn Property from the County for its appraised value of $24,900.00 (“Purchase Price”).

2. Subject to the County’s approval of the Purchase Price and sale, SOHO shall provide the JPA with all funding required to complete the purchase, including the Purchase Price and related closing costs.

3. SOHO shall have the right to review and approve all agreements and documents related to the purchase of the Santa Ysabel Barn Property. If SOHO disapproves any agreement or document, and the JPA and SOHO fail to reach agreement on how to resolve the objection within fourteen days (14), then SOHO shall have no obligation to fund the Purchase Price and the JPA may terminate the purchase contract with the County.

4. The JPA will, at the close of escrow or as soon thereafter as reasonably feasible, provide for the transfer of title to the Santa Ysabel Barn Property to SOHO.
5. SOHO agrees to preserve and maintain the Santa Ysabel Barn Property for its historic value and further agrees to provide the JPA with the right to utilize the Barn, at no charge for park related purposes, including, among other things, classes, lectures or events. JPA’s use of the Barn shall be subject to reasonable limitations mutually agreed to by the parties.

6. Upon transfer of the Santa Ysabel Barn Property from the County, SOHO shall assume full responsibility for management and maintenance of the property.

7. Each signatory to this Agreement certifies that he or she is authorized to execute this Agreement and to legally bind the party he or she represents.

8. This Agreement may be executed in counterparts, and each executed counterpart shall have the same force and effect as an original instrument as if each party had signed the same instrument.

DATED: ________________

SAVE OUR HERITAGE ORGANISATION

By _________________________________
_________________, Its _____________

DATED: ________________

SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY

By _________________________________

Dick Bobertz, Its Executive Director