AGENDA
SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
CITIZENS ADVISORY COMMITTEE

10:30 a.m. to 12:15 p.m.
Friday, July 8, 2016

Location: San Rafael Parish.
Pastoral Center, Rooms D & E
(The Pastoral Center building is located on the south side of the parking lot)
17252 Bernardo Center Drive, Rancho Bernardo
(north of Rancho Bernardo Drive)

In order to conduct the meetings effectively, the Chair has asked the Citizens Advisory Committee appointees to please sit at the front of the room. Alternates (who are not sitting in for the regular appointee) and others present are invited to sit in the rows behind the committee. Discussion during the meeting will be conducted by the appointees. Alternates and others are welcome to address the committee during the public comment period or if recognized by the Chair during the meeting. Speaker slips are available. It is important that CAC members comply with the Chair’s Meeting Procedures and maintain decorum and politeness at all times. A quorum is a simple majority of current members. The Chair cannot start the meeting until a quorum is present. PLEASE ARRIVE BY 10:25 A.M.! The CAC may take action on any item listed on the Consent or Discussion/Action agenda, but only when a quorum is present. If a quorum is temporarily lost during the meeting, no further discussion will take place until the quorum is regained. If the quorum is not regained, the meeting will be adjourned. Please advise the Chair at the beginning of the meeting if you must leave before 12:15 p.m.

NOTICE: Agenda packets are distributed by e-mail only. If you do not have an e-mail address, please contact the office at 858-674-2270 to make alternative arrangements.

Roll Call and Introductions
Chair
Late arrivals should speak to staff to make sure their attendance is noted.

Approval of March 4, 2016 Minutes (Page 3)
Chair

Chair’s Report
Chair

Executive Director’s Report
Staff

Public Comment
Public
DISCUSSION/ACTION

1. Committee Reports
   a. Project Review Committee
   b. Trails Committee

2. Update on Polo Fields City Lease to Surf Cup (page 7)

3. Discuss/Recommend Policies Regarding Memorials within San Dieguito River Park

INFORMATION

4. Park Project Status (oral)
   a. Coastal Ranger Station
   b. Pamo Valley Trail
   c. Horse Park Trail
   d. W19 Lagoon Restoration

5. Communications An opportunity for any CAC member or the public to bring to the CAC’s attention a project or activity not reviewed by the Project Review Committee in their reports

Adjournment

The next meeting is scheduled for August 5, 2016

If you have any questions, please call Kevin McKernan at (858) 674-2270
SAN DIEGUITO RIVER PARK
CITIZENS ADVISORY COMMITTEE
Minutes of March 4, 2016

MEMBERS PRESENT

Jeff Barnouw  CAC, Chair
Phil Pryde  Audubon Society
Deborah DeBow  California Native Plant Society
Jan Fuchs  Carmel Valley Planning Board
Diane Coombs  Citizens Coordinate for Century 3
Linda Oster  Del Dios Town Council
Liz Gabrych  League of Women Voters
Karen Black  Lomas Serenas Property Owners
Carol Carr  San Diego County Bicycle Coalition
Alice Brown  San Dieguito Lagoon Committee
Dave Kreitzer  San Dieguito River Valley Conservancy
Jessica Parks  Santa Fe Irrigation District
Bill Michalsky  Sierra Club
Brant Bassett  Central Property Owner
Cory Ha’o  Coastal Property Owner
Terry Badger  Central Property Owner

VISITORS/STAFF PRESENT

Kevin McKernan  San Dieguito River Park JPA
Shawna Anderson  San Dieguito River Park JPA
Brenda Miller  San Dieguito River Park JPA
Robert Haskell  Surf Cup Sports

INTRODUCTION AND ANNOUNCEMENTS

Chair Barnouw convened the meeting at 10:40 a.m. at the St. Rafael Parish.
Office Manager Brenda Miller took the roll call. A quorum was met with 15 in attendance.

Roll Call and Introductions – Two new representatives were in attendance; Liz Gabrych for the League of
Women Voters and Jessica Parks for the Santa Fe Irrigation District.

Approval of Minutes- January 8, 2016

Bill Michalsky made the motion to approve the minutes of January 8, 2016. Dave Kreitzer seconded the
motion. All in favor.

Executive Director’s Report

Executive Director McKernan reported on the San Dieguito River Park JPA Bylaws draft and the San
Dieguito River Park Trails Management Plan and Standards draft. Executive Director McKernan stated that
an agreement has been reached regarding the billing from the City of San Diego.
**INFORMATION**

1. Committee Reports

   a. Project Review Committee

   Jan Fuchs reported that the Polo Fields was a topic of the Project Review Committee meeting. A question was brought up regarding the Surf Cup proposed lease with the City of San Diego, in reference to the definition of the term, “number of days” versus “number of events”. Environmental Planner Shawna Anderson reported that the PRC had a discussion and the lease states that the City of San Diego will comply with CEQA. The City of San Diego Development Services will take the Surf Cup lease proposal to the Smart Growth Committee for action and then the lease will go to the City Council for action. Cory Ha’o reported that on December 13, 2011 the JPA sent a letter to the City of San Diego staff about a number of concerns regarding this property, including: CEQA, trail development and the impact on the river. The suggestion was made that the PRC review the letter written in 2011, update if necessary, and possibly recommend that the JPA Board send a new letter. The next PRC meeting is March 21 and the Surf Cup is invited to the meeting. The suggestion was made to include this item on future agendas and provide the history with documentation.

   b. Trails Committee

   Carol Carr reported that the Trails Committee has been updating a document showing the gaps of the Coast to Crest Trail. The document has been on paper in the past. The document is the map that Environmental Planner Shawna Anderson presented at the CAC meeting June 2015, showing the 71 miles of trail with 21 miles of gaps. The Trails Committee will be viewing the document Tuesday, March 8, 2016, 12:30 PM at the River Park Office. After review, this revision of the document will be available on the SDRP website.

   Terry Badger made a comment thanking the rangers for doing a great job re-signing the trails at Bernardo Bay, including the signs with directions back to the parking lot. Many thanks from all of the trail users.

2. Park Project Status (oral)

   a. Coastal Ranger Station

   Environmental Planner Shawna Anderson reported that building permits have been submitted to the City of San Diego. All of the other necessary permits have been secured. The next step is to go out to bid, for cost estimates, and to secure the financing of a low interest loan. The S.C.E. revenue of $480,000 will be the loan repayment source. If possible, the construction may begin before September 2016.
b. Pamo Valley Trail

Environmental Planner Shawna Anderson reported that staff is continuing the permit process and has been consulting with cultural resource experts. Staff is ready to release a mitigated negative declaration, a CEQA environmental analysis, to cover this aspect. The alignment has not changed. The trail segment is on the City of San Diego Water land and any support of the community for a trail in this area would be helpful during the public comment process.

c. Polo Fields Trail

Environmental Planner Shawna Anderson reported that she and Executive Director McKernan met with Rob Haskell and Mike Connerley from Surf Cup Soccer last week and the draft lease addresses the trail issue, to build and maintain the 1.3 mi. trail and pay for habitat restoration along the river bank. JPA staff is preparing a proposal of the cost and scope of work for this project, to JPA standards. The proposal will not include the cost of the parking lot, proposed parking for horse trailers or the cost of planned bird blinds. Rob Haskell stated that Surf Cup is aware of the importance of the trail to the surrounding community.

d. Coast to Crest Trail Through Fairbanks Ranch and Rancho Santa Fe

Environmental Planner Shawna Anderson showed a map and explained the plan for the Polo Fields trail segment from El Camino Real to the Morgan Run golf course. Ms. Anderson showed the trail moving east and the location where the bridge will be installed to cross the river. The trail will then continue east to San Dieguito Road and is planned to be on the shoulder of the road, improving an existing dirt path, continuing to an existing Black Mountain Open Space Park staging area. The next section will be to extend the trail to the Santa Fe Valley Trail. Ms. Anderson shared the location of all of the easements that are in this area.

e. Horse Park Trail

Executive Director McKernan reported that a section of the Horse Park Trail blew out during the storm in January. The California Coastal Commission states that the river bank may not be enforced and the 22nd District Agricultural Association will not allow the trail to be re-routed through the Horse Park.

f. County of San Diego NRP/CE Grant Applications

i. SDRP Infrastructure Grant

Executive Director McKernan reported that the water storage tank at the San Dieguito River Park headquarters needs to be replaced and the well is less reliable and needs work. The Sikes Adobe roof leaks and the adobe walls wick ground water. The grant is for the water storage tank, well work, Sikes roof repair and installation of French drains to drain water away from the Sikes farmhouse.

ii. Founders Tribute Grant

Environmental Planner Shawna Anderson reported that the Founders Tribute Committee has met and is planning the best way to honor and create a tribute to the Founders of the San Dieguito River Park. The
founders were instrumental in the idea of preserving the San Dieguito Lagoon and River Valley. The tribute will be a video and low profile tribute to inspire others, showing them that one person can make a difference.

iii. Sikes Adobe Event Series Grant

Executive Director McKernan reported that a Community Enhancement Grant has been submitted to the County of San Diego for a Sikes Adobe Event Series. The purpose of the grant is to help Sikes visibility and functionality for Sikes Adobe to raise its own funds. Some ideas of ways to use the grant funding are to provide historic walks, have classes for the public, develop operations and create a specific marketing plan for the future promotion of the Sikes Adobe Historic Farmstead.

3. Communications - None

Work has stated on the River Path Del Mar with the ribbon cutting planned for May 21.

Adjournment

Chair Barnouw adjourned the meeting at 11:46 a.m.
June 28, 2016

Councilmember Lorie Zapf, Chair
City of San Diego
Smart Growth and Land Use Council Committee
202 C Street
San Diego, CA 92101

Subject: Agenda Item-4, June 29, 2016 Council Committee Meeting

Dear Chair Zapf,

The JPA has implored the City and current lessee (RSF Polo Club) for several years to restore the segment of Coast to Crest Trail along the north edge of the San Dieguito River within the subject lease area damaged and destroyed years ago through actions by the RSF Polo Club. The damage led to a City-issued civil penalty order (December 2, 2005) and subsequent Site Development Permit (SDP# 618626) requiring restoration of the trail and adjacent streambank. However, this work has yet to be done. The JPA was assured that this long-standing issue would be resolved and that a new lessee would be obligated to carry out the conditions of SDP# 618626 as stated in the City’s RFP (July 15, 2015) specifically addressing this issue. However, the draft lease now being considered by the Smart Growth and Land Use Committee does not have the promised provisions.

The language contained in this new proposed Surf Cup lease of City-owned public land, originally deeded to the City as public open space in the Fairbanks Ranch Specific Plan, does not adhere to the City’s RFP for a new lessee, again jeopardizing this critical public trail and adjacent habitat as follows:

1. The draft lease does not obligate the lessee to build the Coast to Crest Trail or restore the streambank habitat per SDP# 618626. The City’s RFP (page 3) stated that SDP# 618626 “is a covenant running with the Property and all its requirements and conditions will be binding upon the successful Proposer who is awarded the Lease”. However, Section 9 of the proposed lease agreement only states that the LESSEE “acknowledges” the SDP, that the SDP “was recorded” and that “the restoration of the Public Trail remains to be completed in conformance with the SDP.” Nowhere does the lease require that the SDP conditions be carried out. The SDP may continue to go unenforced by the City if the language in the lease is not consistent with the provisions in the RFP/SDP and is not clear on who will be the responsible party (lessee) for compliance, including timelines for compliance with the SDP.
2. The “lease agreement provisions” contained in the City’s RFP stated that the lessee would be “responsible for the maintenance and repair of the Public Trail for the entire term of the Lease” (provision 28). However, the draft lease has no such provision and in fact excludes the lessee from maintaining the public trail (condition 8.8).

3. Although provision 1.3.4a requires “the public trail” to remain open to the public at all times during daylight hours, the trail as shown in Exhibit C of the draft lease, does not connect to any public right-of-way for contiguous access. Non-public areas on the west end of the lease “premises” separate the public trail from El Camino Real and does not provide a contiguous public right-of-way to the public trail. This could be problematic because under draft lease provision 1.3.4e, the lessee may “restrict access by the general public during activities which may require only ticketed spectators to attend”. The trail should extend west all the way to El Camino Real on Exhibit C so that public access is provided without having to cross potentially “restricted areas”.

4. Dogs on leash are allowed on all segments of the Coast to Crest Trail, patrolled and enforced by JPA park rangers. Provision 1.3.4f prohibits animals “other than horses and service animals” from entering the “premises”. Keeping dogs off this segment of Coast to Crest Trail is problematic and inconsistent to enforce, unsustainable and would put an undue burden on the JPA.

There is strong and clear language in the City’s RFP that, after many years, the public trail and adjacent habitat would finally be restored as required by the code violation and approved SDP. However, the draft lease does not appear to have the provisions in place to ensure this happens and that meet the intent of the City’s RFP and the provisions that were included in the City’s original RFP should be reinstated.

Pursuant to JPA policy 15-01, this letter is being sent from staff and does not necessarily reflect the official position of the Board due to the very short timeframe for review of this item. However, also attached is a JPA letter dated December 13, 2011 that was approved by the full board in which the same issues were raised.

Sincerely,

[Signature]

Kevin McKernan
Executive Director

Cc: Tracy Irvin, City Real Estate Assets Department
    Frisco White, Carmel Valley Community Planning Board
December 13, 2011

Mr. James Barwick
Director, Real Estate Assets Department
City of San Diego
202 C Street
San Diego, CA 92101

Subject: Request for Proposal for Lease of Polo Fields Property

Dear Mr. Barwick:

It has come to the attention of the JPA Board that your staff is drafting a Request for Proposal (RFP) for a new lease at the Polo Fields property. We understand that a draft RFP will be presented to a council committee as soon as January 2012. We would like to see that draft RFP reflect conditions and restrictions appropriate for this publicly-owned open space property within the San Dieguito River Park’s Focused Planning Area.

The Polo Fields property is public land with a grant deed that dates back to 1983 when the land was deeded to the City as open space. The grant deed, existing zoning, and approval documents related to the Fairbanks Ranch Specific Plan including an approved CEQA document govern the allowable activities on this property. Allowable uses include agriculture, non-commercial passive recreation, and active non-commercial recreation that “does not involve large assemblages of people or automobiles”. Any new lease for this public land should reflect these limited uses and include conditions that protect the sensitive resources on the property.

Besides being within the San Dieguito River Park, the property includes a public trail that is part of the regional Coast to Crest Trail. The land is directly adjacent to sensitive riverine habitat along the San Dieguito River with a known large population of the federally endangered Clapper Rail and is also adjacent to coastal sage scrub. The current use of polo and special events such as soccer tournaments and concerts that have occurred on the site over the years under the existing lease have caused significant impacts to the adjacent habitat and generated a substantial amount of traffic and noise that has been a source of contention in the community for many years.

Specifically, the JPA requests that the RFP include a requirement that any new use (or continuation of existing use) complies with the following conditions and restrictions:

- All uses shall comply with the existing property grant deed, zoning, and MSCP requirements.
- Public access for passive recreational activities (such as picnicking as allowed by the grant deed) shall be provided to the entire property.
- All required parking be provided on-site and managed to minimize impacts to the river and community.
- A minimum 100-foot wide buffer be maintained from the river. No parking, access roads, or other uses would be allowed in the buffer except the public trail.
- No permanent facilities allowed – all structures to be temporary.
- The Coast to Crest Trail replacement and habitat restoration be accomplished as required by the existing grading violation on the property as reflected in the Site Development Permit issued by the City in July 2011.
- Compliance with CEQA and other environmental laws and permits, including a biological assessment with identified potential impacts and mitigation.
- No amplified sound shall be allowed that results in peak sound levels exceeding 65 dBA at the edge of sensitive habitat.
- No pavement of the property.
- Lighting shall be limited to that needed for security purposes only, and only dawn to dusk outdoor activities shall be allowed.
- Runoff shall be managed onsite in compliance with all stormwater regulations.
- The use of fertilizers and herbicides shall be minimized and managed to avoid adverse impacts on the adjacent wetlands.
- Site plan and uses shall incorporate the future potential relocation of El Camino Real including intersection roundabouts.
- A new lease or lease renewal be considered at a public hearing.

The publicly-owned Polo Fields property was deeded to the City as open space in exchange for development of residential lots in the Fairbanks Ranch Specific Plan. Its expressed use under the grant deed is “open space in a natural condition” or for “only those uses” specified in the grant deed “and no others”. Now that the existing lease is expiring and the City contemplates a new lease it is imperative that this land be used and managed in the manner intended and that any new use(s) reflect present conditions and existing regulatory environment including the MSCP, San Dieguito River Park Concept Plan and associated Coast to Crest Trail, Environmentally Sensitive Lands ordinance, recently restored nearby wetlands, and known sensitive species on and adjacent to the site and the regulations that protect them.

The JPA intends to closely follow this issue and requests that we be informed of all public meetings pertaining to this matter. Please feel free to contact Dick Bobertz, JPA Executive Director should you need further clarification. Thank you.

Sincerely,

Olga Diaz, Councilmember City of Escondido
San Dieguito River Park JPA Board Vice Chair