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

10:30 a.m. – 12:15 p.m.
Friday, June 5, 2015

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 6, 2015 Minutes

Chair’s Report

Interim Executive Director’s Report  
Staff

Public Comment  
Public
DISCUSSION/ACTION

1. Committee Reports (oral)
   a. Project Review Committee
   b. Trails Committee

2. Briefing on Watershed Explorers Program

3. Announcement of New Executive Director

4. Update on Lagoon Boardwalk and South Overflow Lot Restoration (page 7)

5. Report on Status of Coast to Crest Trail

6. Update on San Dieguito River Park Coast Ranger Station (page 11)

INFORMATION

7. 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

If you have any questions, please call Mark Ochenduszko at (858) 674-2270.
SAN DIEGUITO RIVER PARK  
CITIZENS ADVISORY COMMITTEE  
Minutes of March 6, 2015

MEMBERS PRESENT

<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
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<tbody>
<tr>
<td>Tom Golich</td>
<td>CAC, Chair</td>
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<tr>
<td>Jackie Higgins</td>
<td>American Society of Landscape Architects</td>
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<tr>
<td>Phil Pryde</td>
<td>Audubon Society</td>
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<tr>
<td>Deborah DeBow</td>
<td>California Native Plant Society</td>
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<tr>
<td>Jan Fuchs</td>
<td>Carmel Valley Planning Board</td>
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<tr>
<td>Linda Oster</td>
<td>Del Dios Town Council</td>
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<tr>
<td>Ed Spaeth</td>
<td>Equestrian - Ramona Trails Association</td>
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<tr>
<td>Jeff Barnouw</td>
<td>Friends of the San Dieguito River Valley</td>
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<td>Leonard Haynes</td>
<td>Julian Community Planning Group</td>
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<td>Margaret Schlesinger</td>
<td>League of Women Voters</td>
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<td>Dorothy McLin</td>
<td>Lomas Serenas Property Owners</td>
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<td>John Kowalski</td>
<td>Rancho Bernardo Community Planning Board</td>
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<td>Larry Roberts</td>
<td>Rancho Santa Fe Association</td>
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<tr>
<td>Ben Hillebrecht</td>
<td>San Diego City Agricultural Advisory Board</td>
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<tr>
<td>Carol Carr</td>
<td>San Diego County Bicycle Coalition</td>
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<td>Alice Brown</td>
<td>San Dieguito Lagoon Committee</td>
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<td>Mid Hoppenrath</td>
<td>San Dieguito Planning Group</td>
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<td>Dave Kreitzer</td>
<td>San Dieguito River Valley Conservancy</td>
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<td>Bill Michalsky</td>
<td>Sierra Club</td>
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<td>Pat Whit</td>
<td>Torrey Pines Community Planning Group</td>
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<tr>
<td>Arthur Schmitz</td>
<td>Eastern Property Owner</td>
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<td>Jacqueline Winterer</td>
<td>Coastal Property Owner</td>
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<tr>
<td>Brant Bassett</td>
<td>Central Property Owner</td>
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<tr>
<td>Cory Ha’o</td>
<td>Coastal Property Owner</td>
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VISITORS/STAFF PRESENT

<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
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<tbody>
<tr>
<td>Mark Ochenduszko</td>
<td>San Dieguito River Park JPA</td>
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<tr>
<td>Shawna Anderson</td>
<td>San Dieguito River Park JPA</td>
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<tr>
<td>Brenda Miller</td>
<td>San Dieguito River Park JPA</td>
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<tr>
<td>Kathy Garcia</td>
<td>City of Del Mar Planning Director</td>
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Roll Call and Introductions

Chair Golich convened the meeting at 10:30 a.m. at the San Rafael Parish, 17352 Bernardo Center Drive, Rancho Bernardo.

Office Manager Brenda Miller took the roll call. A quorum was met with 23 in attendance.

Approval of Minutes of January 9, 2015 - A motion was made by Jacqueline Winterer to approve the minutes of January 9, 2015. The motion was seconded by Bill Michalsky. All in favor.
Chair’s Report – Chair Golich reported on the January 16, 2015 JPA meeting at which Chair Roberts listed the accomplishments of 2014. Don Mosier was elected Chair and Dianne Jacob was elected Vice-Chair for 2015. The ad-hoc committees will remain the same replacing outgoing Boardmember Jim Cunningham with incoming Boardmember Dave Grosch. After a discussion of changing the day and time of the JPA meeting it was decided that the third Friday of the month, 11:00 a.m. is best. The JPA Board established an ad hoc Executive Director Recruitment committee consisting of Don Mosier, Tom Golich, Olga Diaz, and Mark Kersey to assist Interim Director Ochenduszko in the search for and hiring of a new Executive Director. The Board also discussed the South Overflow Lot boardwalk.

Executive Director’s Report- Interim Director Ochenduszko reported the status of the JEPA agreement, stating that the City of San Diego is doing a comprehensive financial review of the JPA. The plan is to have the JEPA agreement approved at the March 20, 2015 Board meeting and have all member agencies approve the agreement within 60 days. JPA staff has had meetings and a field visit with Larry Roberts and the Rancho Santa Fe Association regarding connecting our trail through their property and this issue is going to the Rancho Santa Fe Homeowners Association Board next month. A meeting was held with Supervisor Dianne Jacob, the Tribal Chairman and Vice –Chair of the Mesa Grande tribe to work on a trail that will go through Mesa Grande, which is an important trail on the east end of the park. The FY 15/16 budget is being worked on.

Public Comment – Jan Fuchs mentioned the Logan Jenkins Union Tribune newspaper column of this morning regarding the approval of the One Paseo project.

DISCUSSION/ACTION

1. City of Del Mar Planning Staff Presentation Regarding Del Mar River Path Expansion
Shawna Anderson introduced Kathy Garcia and the topic of the Del Mar River Path Expansion. Ms. Garcia and Joseph Smith came to the Project Review Committee meeting to present the project. The project is in the City of Del Mar and is an extension of the River Path Del Mar to the east. The plan is to connect to the Crest Canyon trail. She expressed a thank you to Supervisor Dave Roberts for funding to begin the project, a pathway at this time until additional funding is available. The path is a little over one-quarter of a mile. The majority of the project area is owned by the City of Del Mar, The San Dieguito River Park JPA or the San Dieguito River Valley Conservancy with the exception of three properties. Ms.Garcia spoke about how to capitalize on the positive aspects of this location; the peaceful environment, protect the sensitive vegetation and provide public access in a safe manner. Ms. Garcia spoke about the future parking lot location, the concrete sidewalk, the DG portion of the path, the connection with the SCE maintenance road and the viewing or overlook (landing) areas. Ms. Garcia noted that Coastal Sage Scrub will be avoided in this area and also that a portion of the DG path may be subject to sea level rise or wetland expansion in the future. Ms Garcia reported that there would be wheel chair access at the Grand Avenue Bridge. The next steps in the process are to create signage, interpretive program, identifying potential sea level rise, or where historic flood events happened, showing elevations. The path is pedestrian only and would take approximately 15 minutes to walk. The conceptual plan has been to the Del Mar Lagoon Committee for approval and will be going to the Del
Mar City Council for approval in March. The planning department would like to begin the grading of the project after the summer season and before the nesting season and expect this to take six weeks. The project will be done in phases because of the lack of funding at this time. Ms. Garcia answered questions and responded to comments.

Bill Michalsky made the motion to ask the JPA Board to send a letter supporting the Del Mar River Path Expansion. Jacqueline Winterer seconded the motion. All in favor. No opposed.

2. Discussion of Coastal Commission Hearing for Lagoon Boardwalk, Wednesday, March 11

Shawna Anderson reminded everyone of the hearing Wednesday, March 11th, at the Chula Vista council chambers. The hearing will begin at 9 am however there is no certain time on the agenda for this issue and we are anticipating it will be heard that day. Ms. Anderson explained the complexity and difficulty of getting the original permit and she read the specific condition of the boardwalk from 2005. The Coastal Commission staff agreed to place the issue on the agenda for this hearing. The JPA is requesting that the entire condition be stricken from the permit making the boardwalk for permanent use. The Coastal Commission Staff recommendation is denial, to allow one acre more wetland restoration. Ms. Anderson states the reasons for the boardwalk to remain are the educational value, community resource, and pedestrian only nature study.

Discussion: Margaret Schlesinger feels they made persuasive argument about the boardwalk possibly being subject to erosion. Ms. Anderson explained that the excavation will not be right next to the boardwalk and does not think it will cause further erosion of the boardwalk. Ms. Anderson continued to report that we will work with the 22nd Ag District to make sure this erosion does not happen and felt this was a great point. Jacqueline Winterer stated that Trish Boaz has several photos of locations where the Coastal Commission has allowed boardwalks. Why did the Coastal Commission allow the boardwalk in phase one and not in phase two? Letters can be submitted to Sherilyn Sarb at San Diego Coastal Commission office. The San Dieguito River Valley Conservancy has a petition on their website.

3. Committee Reports (oral)

a. Project Review Committee

Jan Fuchs reported that the committee met a few weeks ago and heard the City of Del River Path Extension presentation. The next meeting will be March 16.

b. Trails Committee

Carol Carr reported that the Trails Committee was contacted by Tom Cook who showed a proposal improving the informational signs along Mule Hill in the San Pasqual Valley, a 10 mile section of the Coast to Crest Trail. Mr. Cook’s goal is to raise awareness of the history in the area. The Trails Committee liked his proposal however are not ready to bring to the CAC yet. The 10 mile section is from Sikes Adobe to the San Pasqual Battlefield and Mr. Cook is calling this concept the heritage corridor. Anne Cooper, Museum Director is helping with research. A meeting was held with Caltrans regarding signs on Interstate 5 and 15 directing motorists to exits for Coast to Crest trails and landmarks such as Sikes Adobe and the Kreitzer Bike and Pedestrian Bridge. In 2014 there were 1645 volunteer
patrols. Over the last several years there has been an average 7000 volunteer hours per year in the River Park.

**INFORMATION**

4. Park Project Status (oral)

   a. Ranger Station
   Shawna Anderson reported this is in the coastal development permit process.

   b. Pamo Valley Trail
   Shawna Anderson stated that this project is in the permitting process with the City of San Diego. Ms. Anderson showed the project on display board where the Pamo Valley Trail is and why it is important. The trail has been carefully designed to have no wetland impact. It will have to cross the river (using the road bridge) to not impact the Arroyo Toad habitat. The main issue prolonging the project is the many cultural sites. The trail has been routed around most cultural sites, except for two.

   c. Osuna Valley Bridge
   Shawna Anderson reported that the field work is being done. The consultant will be ready to present the preliminary information in the next couple of weeks. Shawna has had meetings with property owners in the area regarding the need for the trail on both sides of the bridge.

   d. Peter Douglas Wetlands Dedication Ceremony will be held in August 2015
   Shawna Anderson reported that the Coastal Commission staff felt it would be logistically better to have the dedication when the Commission meets in August.

5. Communications
   Alice brown reported that Del Mar is hosting a Lagoon Day event, Sunday April 19th, 4:00 p.m. at the Powerhouse. The guest speaker will be Jacqueline Winterer. There will also be a beach cleanup earlier in the day.

The next CAC meeting will be April 3.

Adjournment

Chair Golich adjourned the meeting at 12:07 pm.
If you recall, the JPA requested that the condition requiring possible removal of the lagoon boardwalk when and if the South Overflow Lot was restored to wetlands, be removed from the original coastal permit that approved the boardwalk. The Coastal Commission considered the JPA’s request at their March 11, 2015 meeting. However, they denied our request thereby approving a plan to remove the boardwalk as part of the 22\textsuperscript{nd} DAA’s SOL restoration plan. At a special meeting held on April 8 2015, the JPA Board considered appealing the Commission’s ruling but ultimately decided to approve a “compromise” to truncate the boardwalk such that a section of the boardwalk would be removed. The JPA staff, in consultation with staff from the Coastal Commission, the 22\textsuperscript{nd} DAA, and the City of Del Mar, had worked out a tentative “compromise plan” (Attachment 1) as an alternative to appealing the Commission’s ruling. The JPA Board considered the concerns of many boardwalk supporters, but also the fact of having to mitigate for the boardwalk, the advice of attorneys knowledgeable on the reality of rare Coastal Commission appeals the vast majority of which are denied, and the desire to work cooperatively with the Commission.

The decision to accept removing a portion of the boardwalk was based on several factors and the new design combined with the new Coast to Crest Trail segment that will be extended along the northern edge of the restoration will provide advantages including:

- Retains over 800 feet of the boardwalk (more than half) and a viewing platform
- Preserves the best part of the boardwalk - the experience of a close-up encounter with adjacent wetlands along the boardwalk, over a bridge and on a platform surrounded by the restored wetlands
- Preserves public access, combined with the new trail along the north side of the South Overflow Lot, across the entire SOL next to the wetlands
- It will eliminate through traffic, allowing for a tranquil experience, separating CTC Trail users from pedestrians.
- The removed planks could be recycled for potential use on the new Del Mar Riverpath trail.
- The shorter boardwalk will make the wetland restoration better by removing a berm that impedes the hydrologic connection with the river and tides while still preserving the boardwalk experience.
- It avoids the need for us to mitigate (beyond removing the boardwalk section and berm) and we believe it preserves the purpose and intent of the Coastal Conservancy grant (that financed its construction).
• The donor plaques will be retained.
• Preserves the JPA’s long standing good relationship with the Coastal Commission and the 22nd DAA.

The 22nd DAA staff is now preparing detailed restoration plans and is scheduled to begin the restoration in Fall 2015. Their contractor will be responsible for removing the boardwalk; however, if the JPA wants to reuse the planks then we will have to detach them from the boardwalk support structure. It is also planned to relocate the existing viewing platform to the west end of the shortened boardwalk.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:
1. Conceptual Phase 2 SOL restoration plan with modified boardwalk
2. Existing boardwalk
Figure 3. Conceptual Phase 2 Alternative SOL Trail Design Exhibit

2012-062 Del Mar Restoration

ATTACHMENT 1
Remove existing trail and berm (approx. 282’)

Remove boardwalk section (approx. 682’)

Boardwalk end, with viewing platform

Relocate Viewing platform
TO: CAC

FROM: Shawna Anderson, Principal Planner

SUBJECT: Update on San Dieguito River Park Coast Ranger Station

The JPA is obtaining permit approvals to construct a ranger station at the San Dieguito Lagoon east of I-5 at the San Andres staging area just south of Via de la Valle on property owned by the JPA. The City of San Diego issued a Substantial Conformance approval on September 10, 2014 and JPA staff submitted a coastal development permit application to the Coastal Commission office on September 30, 2014. Approval of the CDP by the Coastal Commission is scheduled for June 10, 2015. Once the CDP is approved, detailed construction plans will be prepared for a building permit and the JPA will undergo a bid process to hire a contractor.

The single-story ranger station is 1,400 square feet in size with an attached 1,000 SF garage for a total building area of 2,400 SF as well as a 55ft by 48ft fenced work yard. The building will include ranger offices, an interior work space, employee restroom, and a public restroom and conference room (Attachments 1 and 2).

As reported in previous updates to the CAC on this subject, Coastal staff raised concerns regarding the location of the ranger station relative to the future location of our nature interpretive center. Although not proposed at this time, the nature interpretive center and its future placement in relation to the ranger station has become an issue with the deed restriction for the project site.

The open space deed restriction placed on the 32-acre subject property (per Coastal Commission action in 1998) allows limited development only “in the northwestern six acres of the site”. The rest of the site is to remain as open space including wetland restoration, the disposal of materials from that restoration (known as DS32), and a trail. Consistent with the property deed restriction, the JPA’s San Dieguito River Park Master Plan for the Coastal Area (2000) and the Final EIR/EIS approved for the San Dieguito Wetland Restoration Project both identify an interpretive center (including a park maintenance building, aka “ranger station”) in the corner of the restoration disposal site. However, in 2010 the JPA hired an architecture team to prepare a conceptual design study for the future interpretive center. The study preferred a location further east on the property adjacent to the now existing Birdwing. Feedback from Coastal staff on that proposal has been negative because they view that location as inconsistent with the deed restriction and original intent of the open space protections placed on the entire site in 1998. Such a proposal would require an amendment to the deed restriction. Because of these concerns, the Coastal staff did not support approving the ranger station without understanding its impact on the future of the interpretive center location. In other words, there is not support from local Coastal staff to approve the ranger station in the northwestern corner of the site without assurances that its location would not preclude the...
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possibility of later adding an interpretive center in that same area consistent with the deed restriction.

In response to this concern, the JPA’s architect adjusted the ranger station orientation slightly to allow for potential expansion of an interpretive center in the future and prepared a conceptual drawing of an expansion scenario (Attachment 3). The architect has advised the JPA staff that there is sufficient room adjacent to the ranger station to accommodate an interpretive center and such an expansion would not harm the integrity of either use and has many advantages over locating the center further east on the site. The expansion plan is conceptual only and other feasible expansion possibilities likely exist. Although the JPA is not committed in any way to proceed with such an expansion, proposing an interpretive center further east, as recommended in the nature center study done in 2010, will not be favorably received by the Coastal staff and will be difficult, if not impossible, to obtain approvals.

In addition, the following permit condition is included in the proposed coastal permit for the ranger station:

“Future Development. Applicant acknowledges the subject coastal development permit includes construction of a 1,400 sq. ft. ranger station including public restrooms and a 1,000 sq. ft. garage; and, has been recognized as the first phase of a project that will include the construction of an interpretive center in a future phase. Construction of the interpretive center, or any future phase of the center or a similar development proposal, is not included in this approval and will require an amendment to this permit. In addition, any future development shall comply with the following:

a. The Interpretive Center, including any necessary parking, shall be constructed entirely within the six acre section of Parcel A (Ref. Exhibit # 6) identified for development through approval of Coastal Development Permit No. 6-98-154.
b. The total square footage of all enclosed structures, including those approved by the subject Coastal Development Permit, may not exceed a combined total of greater than 6,000 sq. ft.”

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:
1. Site Plan
2. Floor plan and elevations
3. Conceptual expansion sketch
north

- garages: 3 garage doors painted metal (behind fence)
- meet room: anodized aluminum siding "golden"
- greenhouse

built-up roofing