





**SAN DIEGUITO RIVER PARK  
JOINT POWERS AUTHORITY  
Minutes of May 20, 2016**

**MEMBERS PRESENT**

Dave Grosch – Vice-Chair  
Don Mosier  
Olga Diaz  
Dave Roberts  
Dave Zito  
Jacqueline Winterer  
Dustin Fuller

**MEMBERS ABSENT**

Dianne Jacob – Chair  
Mark Kersey  
Sherri Lightner

**VISITORS/STAFF PRESENT**

Wayne Brechtel  
Kevin McKernan  
Shawna Anderson  
Brenda Miller  
Trish Boaz  
Deborah Mosley  
Bill Michalsky  
Terry Kopanski  
Keith Corry  
Ed Greene  
Alice Brown

**REPRESENTING**

City of Poway  
City of Del Mar  
City of Escondido  
County of San Diego  
City of Solana Beach  
Citizens Advisory Committee  
22 District Agricultural Association

**REPRESENTING**

County of San Diego  
City of San Diego  
City of San Diego

JPA Counsel  
San Dieguito River Park JPA  
San Dieguito River Park JPA  
San Dieguito River Park JPA  
San Dieguito River Valley Conservancy  
County of San Diego  
Sierra Club  
Del Mar Lagoon Committee  
Supervisor Roberts Staff  
Friends of the San Dieguito Lagoon  
Del Mar Lagoon Committee

**Introduction and Announcements**

Vice-Chair Grosch convened the meeting at 11:05 a.m. in the County Administration Building, 1600 Pacific Highway, Room 302/303, San Diego, CA 92101

**Approval of Minutes of April 15, 2016**

Boardmember Roberts made a motion to approve the minutes of April 15, 2016, Boardmember Zito seconded the motion.

Yes votes: Grosch, Roberts, Mosier, Winterer, Zito  
Absent: Jacob, Diaz, Kersey, Lightner

**Executive Director's Report**

Executive Director McKernan showed a power point presentation of the following topics:

- A coastal trail improvement project with the Del Mar Rotary was completed on the Coast to Crest Trail behind the driving range in Del Mar. The repairs were to correct poor water drainage and repair the muddy condition of the trail. The Rotary Club donated \$1,100, several hundred dollars of in-kind donations, and provided dozens of volunteers to do the work.
- Director McKernan thanked Jacqueline Winterer for her donation of \$5,000 to hire professionals to assess the Horsepark Trail blowout situation. Director McKernan met with representatives from a company that installs railroad flatcar bridges on May 19. The bridges span 89 feet and pilings would be necessary to install a bridge of this kind. Director McKernan will also be meeting with ESA Consulting on May 25 to look into bio-engineering to correct river bank erosion.
- The County of San Diego NRP grant, recommended by Supervisor Roberts, of \$25,000 toward office infrastructure, has been received. The well and a new water storage tank have been looked into. The roof at Sikes Adobe Historic Farmstead has been repaired. The landscaping and adobe walls at Sikes have not been repaired at this time.
- The Watershed Explorers Program launched the second van of the program. Supervisor Jacob recommended a \$61,012.32 NRP grant, to purchase the 4wd van which is now being used in the program.
- Director McKernan presented a list of the items required through the execution of the renewed JEPA showing that all except three items have been completed, the bylaws will be presented to the Board for approval today, leaving two items; the Prep Master Trails Agreement with San Diego and to obtain a Use Permit (single master) with San Diego for trails in City of San Diego. The JPA is pending receipt of the final two items from City of San Diego staff.
- Director McKernan announced Lagoon Day and the River Path Del Mar Ribbon Cutting on May 21 and the San Dieguito River Park/Conservancy Volunteer Appreciation Party June 4.

**Public Comment** - No public comment

### **ACTION AGENDA**

1. *Adoption of Initial Study/Mitigated Negative Declaration for Pamo Valley Segment of the Coast to Crest Trail*

#### **RECCOMENDATION: Adopt resolution approving the Final Mitigated Negative Declaration And MMRP for the Pamo Valley Segment of the Coast to Crest Trail**

Principal Planner Shawna Anderson presented a Power Point to explain the Pamo Valley Trail Project including the background of this section of trail as it is included in the SDRP Concept Plan and EIR. Ms. Anderson explained the process of requesting approval of the Final Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program for the Pamo Valley segment of the Coast to Crest Trail. Ms. Anderson stated that a California River Parkway grant has been applied for in the amount of \$285,140. A site visit has been scheduled for May 31. Ms. Anderson stated that the San Dieguito River Valley Conservancy has secured an REI Every Trail Connects grant for \$43,000 for this project. Ms. Anderson also reported that construction may begin by the end of 2016. Ms. Anderson stated that JPA staff and consultants will monitor the cultural and biological resources in the project area.

Boardmember Roberts made the motion to adopt the resolution to approve the Final Mitigated Negative Declaration and MMRP for the Pamo Valley Segment of the Coast to Crest Trail. Boardmember Zito seconded the motion.

Yes votes: Grosch, Roberts, Mosier, Winterer, Diaz, Zito  
Absent: Jacob, Kersey, Lightner

## 2. Adoption of Bylaws

Counsel Brechtel presented the bylaws of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority stating that this version clearly indicates what tasks are expected of the Executive Director, Secretary, and the Board members.

Boardmember Roberts made the motion to adopt the Bylaws. Boardmember Zito seconded the motion.

Yes votes: Grosch, Roberts, Mosier, Winterer, Diaz, Zito  
Absent: Jacob, Kersey, Lightner

## 3. Coastal Ranger Station Financing Discussion – Establishment of Ad Hoc Subcommittee

Executive Director McKernan presented the Coastal Ranger Station financing topic in a Power Point stating that Southern California Edison has agreed to and is funding office space in the amount of \$4000 per month for ten years totaling \$480,000. To date \$31,579 has been spent for temporary office rent, architectural, and permit fees. The building size is planned to be 2425' with a building cost estimate of between \$485,000 and \$606,250. A bid package will be sent out to contractors soon for more definite cost prices. Executive Director asked that an ad hoc subcommittee be formed to discuss this issue in detail.

Boardmember Roberts made a motion to appoint Boardmembers Roberts, Mosier, Winterer and Zito to a Coastal Ranger Station Financing Ad Hoc Subcommittee. Boardmember Zito seconded the motion.

Yes votes: Grosch, Roberts, Mosier, Winterer, Diaz, Zito  
Absent: Jacob, Kersey, Lightner

4. Authorization of JPA to Become a Partner in the Encroachment Partnership Agreement with the U.S. Department of the Navy/REPI Program

Executive Director McKernan presented this program as a dual purpose program to protect habitat and lands that are located in the Navy flight paths. It is a program to access funds and purchase qualifying property cost match from the Navy of up to 50%. Executive Director McKernan stated that there are opportunities to use these funds for gnatcatcher habitat in the San Pasqual Valley.

Boardmember Roberts made the motion to authorize the JPA to become a partner in the Encroachment Partnership Agreement with the U.S. Department of the Navy/REPI Program. Boardmember Zito seconded the motion.

Yes votes: Grosch, Roberts, Mosier, Winterer, Diaz, Zito

Absent: Jacob, Kersey, Lightner

Boardmember Roberts left the meeting at 11:56 a.m.

**INFORMATION**

5. Project Status Updates

- a. Horsepark Trail Segment Storm Damage

Executive Director McKernan spoke about this issue earlier in the meeting.

6. Coordination Reports (oral)

- a. San Dieguito River Valley Conservancy - Trish Boaz reported that the Conservancy is looking forward to participating in Lagoon Day and the River Path Del Mar Ribbon Cutting.

- b. Friends of the San Dieguito River Valley- Ed Greene did not have a report.

- c. Volcan Mountain Preserve Foundation – No report

- d. San Dieguito Lagoon Committee- Terry Kopanski reported that the Annual Public Wetlands Workshop was held on May 9<sup>th</sup>. The Lagoon Day events at the Birdwing will be held from 9 a.m. to 11:30 a.m.

7. Jurisdictional Status Reports

Dustin Fuller with the 22nd District Agricultural Association reported that an extension for the SOL restoration has been requested from the Coastal Commission extending the completion date from May 2016 to May 2017. Mr. Fuller stated that they are optimistic that they will be able to begin the project in July.

Executive Director McKernan reported that the disputed fees issue with the City of San Diego has been settled and paid. Executive Director McKernan stated that there will probably be no meeting in June with the next meeting on July 15.

8. Communications – No communications.

Vice-Chair Grosch adjourned the meeting at 12:02 p.m.

These minutes approved by Board Action

\_\_\_\_\_  
Date

\_\_\_\_\_  
Executive Director

DRAFT

JPA Meeting of July 15, 2016

ITEM: 1

SUBJECT: INVESTMENT REPORT

Review recommended investment portfolio changes  
(motion to accept and file)

**DATE:** July 15, 2016  
**TO:** JPA Board of Directors  
**FROM:** Staff and Ad Hoc Committee on Coast Ranger Station Financing  
**SUBJECT:** Approval Coast Ranger Station Financing Plan and Resolution in Support of County of San Diego Neighborhood Reinvestment Program grant application

---

---

**RECOMMENDATION:**

The Ad Hoc subcommittee on Coast Ranger Station Financing recommends to the full Board that it authorize the Executive Director to carry out the following financing plan to construct the Coast Ranger Station.

1. \$257,400 from former grant funds from the State Coastal Conservancy
2. \$200,000 from County of San Diego Neighborhood Reinvestment Program grant
3. Up to \$125,000 from JPA unrestricted reserve and capital project accounts
4. Up to \$100,000 from JPA long-term investment account, with secondary Board approval, as contingency if sources #2 & #3 above are not full available for any reason

Total: \$582,400 (plus \$100,000 contingency)

---

---

**BACKGROUND:**

The JPA has planned for the construction of a coastal ranger station facility since 2013, including siting, permitting, design, engineering and financing. The ranger station is to be constructed on JPA property in a location central to the SCE wetland restoration project, the Coast to Crest Trail, trailhead/parking, Birdwing Outdoor Classroom, treatment ponds and a main access to the Park off San Andres Drive (next to Via de la Valle). The JPA has secured all necessary permits, 100% design plans, necessary rights of way, community input and Board approval for all of the necessary elements for construction with the exception of a construction contract and final financing plan. While bids have not yet been received for building construction, the Ad Hoc subcommittee agreed on the conceptual range of construction costs between \$550,000 and \$600,000.

The JPA Board approved the concept of a loan back in September, 2013 to cover a portion of the construction costs. Staff has researched options for loans since that time and had recently brought a proposal to the Ad Hoc subcommittee for consideration in addition to other identified funding source outlined above. The subcommittee does not

recommend seeking a loan at this time due to the high unnecessary costs associated with the financing terms.

Instead, the subcommittee has identified existing and potential funding sources available to the JPA as outlined above and recommends that the Board authorize the Executive Director to execute the proposed financing plan with regular status reports to the Board as the project develops.

**SUBSEQUENT ACTIONS:**

Board approval of Ad Hoc subcommittee Recommendation

Board to select recommended winning bid for construction

Staff reports to Board on project status, budget and financing

**FISCAL IMPACT:**

Depending on the final contract amount awarded for construction and other ancillary costs to the JPA (construction management, inspection fees, etc.), the financing plan is designed to cover all costs without the need for the JPA to borrow funds. This will reduce the overall costs by forgoing the accrual of interest from a loan. If the use of reserve funds are necessary, it may temporarily displace other smaller low priority projects or purchases. If current investment accounts need to be drawn upon as a contingency, interest generated by those funds could be reduced, however, the Ad Hoc subcommittee weighed this trade-off and concluded that it would be the least costly alternative overall, if necessary.

In the long-term, once the facility is constructed, it will add to the JPA's operating costs. Future budgets will have to factor those costs.

**ALTERNATIVES:**

Recommend that the Ad Hoc subcommittee look at other alternatives.

---

Respectfully submitted,

Kevin McKernan  
Executive Director