



San Dieguito River Park  
 Joint Powers Authority  
 18372 Sycamore Creek Road  
 Escondido, CA 92025  
 (858) 674-2270 Fax (858) 674-2280  
 www.sdrp.org

**JOINT POWERS AUTHORITY  
 BOARD OF DIRECTORS**

- Chair Dave Grosch  
Poway City Council
- Vice-Chair Kristin Gaspar  
Supervisor, County of San Diego
- Dwight Worden  
Del Mar City Council
- Olga Diaz  
Escondido City Council
- Barbara Bry  
San Diego City Council
- Mark Kersey  
San Diego City Council
- Dianne Jacob  
Supervisor, County of San Diego
- Judy Hegenauer  
Solana Beach City Council
- Jeff Barnouw  
Citizens Advisory Committee
- Dustin Fuller, Ex Officio  
22nd District Agricultural Association
- Kevin McKernan  
Executive Director

**SAN DIEGUITO RIVER PARK  
 JOINT POWERS AUTHORITY  
 11:00 a.m. – 12:30 p.m.  
 Friday, September 21, 2018  
 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 act on any item listed on the Consent or Action Agenda.

Introductions and Announcements

Pledge of Allegiance

Approval of the Minutes of July 20, 2018 (Page 3)

Executive Director’s 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.

DISCUSSION/ACTION

1. Coast Maintenance Facility Update and Recommendations (Page 8)

INFORMATION

2. Project Status Updates
  - a. Founders Tribute
  - b. Pamo Valley Trail

3. Coordination Reports (oral)

- a. San Dieguito River Valley Conservancy
- b. Friends of the San Dieguito River Valley
- c. Volcan Mountain Preserve Foundation
- d. San Dieguito Lagoon Committee
- e. Friends of Sikes Adobe

4. Jurisdictional Status Reports

An opportunity for the Board members to report on actions taken within their jurisdictions to further the park planning process.

5. Communications

The next JPA Board meeting will be held at the Del Mar Town Hall, October 19, 2018 or November 16, 2018.

If you have any questions, please call Kevin McKernan at (858) 674-2270 Ext. 15

\*\*\*\*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](http://www.sdrp.org)

**SAN DIEGUITO RIVER PARK  
JOINT POWERS AUTHORITY**

**Minutes of July 20, 2018**

**MEMBERS PRESENT**

Dave Grosch - Chair  
Dwight Worden  
Olga Diaz  
Judy Hegenauer  
Jeff Barnouw  
Dustin Fuller

**MEMBERS ABSENT**

Kristin Gaspar – Vice-Chair  
Barbara Bry  
Mark Kersey  
Dianne Jacob

**VISITORS/STAFF PRESENT**

Kevin McKernan  
Wayne Brechtel  
Shawna Anderson  
Brenda Miller  
Bill Michalsky  
Steve Hadley  
John Barone  
Jacqueline Winterer  
Crystal Benham  
Trish Boaz  
Brad Bartlett

**REPRESENTING**

City of Poway  
City of Del Mar  
City of Escondido  
City of Solana Beach  
Citizens Advisory Committee  
22<sup>nd</sup> District Agricultural Association

**REPRESENTING**

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

San Dieguito River Park JPA  
JPA Counsel  
San Dieguito River Park JPA  
San Dieguito River Park JPA  
Sierra Club  
San Diego City Council District 1  
City of San Diego  
Friends of the San Dieguito Lagoon  
County of San Diego, Parks Dept.  
San Dieguito River Valley Conservancy  
San Dieguito River Valley Conservancy

**Introduction and Announcements**

Chair Grosch convened the meeting at 11:38 AM in the County Administration building, 1600 Pacific Highway, Room 302/303, San Diego, CA 92101

**Pledge of Allegiance**

Chair Grosch invited all to stand and recite the Pledge of Allegiance.

**Approval of Minutes of May 18, 2018**

Boardmember Hegenauer made the motion to approve the minutes of May 18, 2018 and Boardmember Worden seconded the motion.

Yes votes: Grosch, Hegenauer, Worden, Barnouw, Diaz  
 Absent: Gaspar, Jacob, Bry, Kersey

### **Executive Directors Report**

Executive Director Kevin McKernan reported that a donation of ten \$10 Petco gift cards was received. The gift cards were distributed to the rangers. The rangers then rewarded responsible dog owners for keeping their dogs on leash and picking up after their dogs. It was fun for the rangers to surprise tail users and the program is now named Caught Being Good. Donations of this kind are welcomed to keep the program going. Boardmember Worden mentioned the possibility of changing the wetland restoration project from W-19 to another name. Jacqueline Winterer offered a proposal to change the name to Portolá Wetlands. The proposal is being reviewed by the Interpretation Committee. The issue of ebike use in the Park is being researched and looked into. JPA staff will continue to research this topic, find out what the local jurisdiction rules are, and consider the alternative transportation aspect. The JPA Park rules state no motorized vehicles except emergency vehicles or “other power-driven mobility devices” (OPDMD) used by individuals with mobility disabilities are allowed on the River Park Trails. The ebike issue will continue to be discussed at the Trails Committee meetings until a resolution is found. Director McKernan said this meeting was being dedicated in memory and honor of Max Kiltz, the original “Dust Devil”.

**Public Comment** – No public comment.

### **ACTION AGENDA**

#### **1. Review FY 2017-2018 Year End Budget Status**

Executive Director McKernan presented the fiscal 2017-2018-year end budget status. Revenues were under budget by \$17,060, expenses were under budget by \$2,624, creating a budget deficit of \$14,436. In addition the JPA had unanticipated income of \$57,391 from donations, events, and FEMA funding of \$30,000 making a net surplus of \$42,955. The Coast budget is on track, the fund cash balances are good and all of the member agencies except two have paid the FY 18-19 member assessments. The board members discussed the unfilled ranger position.

Boardmember Barnouw made the motion to accept and file the FY 2017-2018 Year End Budget status report. Boardmember Worden seconded the motion.

Yes votes: Grosch, Hegenauer, Worden, Barnouw, Diaz  
 Absent: Gaspar, Jacob, Bry, Kersey

#### **2. Discuss Potential of Holding October 19, 2018/or November 16, 2018 Board Meetings in Del Mar**

Boardmember Worden introduced this agenda item by saying that the City of Del Mar has a new Civic Center and Town Hall and wanted to invite the board to meet at the new Del Mar City Hall. Boardmember Worden made the motion to authorize JPA staff to schedule the October or November 2018 meeting in Del Mar. JPA staff will send an email to the JPA email list to notify them of the meeting location change.

Yes votes: Grosch, Hegenauer, Worden, Barnouw, Diaz  
 Absent: Gaspar, Jacob, Bry, Kersey

### **3. Discuss CAC Recommendations and Actions**

- **Review of 22<sup>nd</sup> District Agricultural Association Kehoe Trail Dedication**

Boardmember Barnouw reported that five interpretive plaques will be installed in the new restoration area of the Lagoon. Boardmember Barnouw and Boardmember Fuller reported that the 22<sup>nd</sup> District Agricultural Association Board of Directors agreed at their Dec. 17, 2013 meeting to name part of the Coast to Crest Trail after the former State Senator Christine Kehoe. It will be called the Senator Christine Kehoe Trail and Wetland Buffer. The 22<sup>nd</sup> DAA informed the JPA as a courtesy. A dedication is planned for September 8. This agenda item is informational only and no action will be taken.

### **4. Discuss Potential Meeting with San Dieguito River Valley Conservancy Board Members (Chair Grosch)**

Chair Grosch introduced the agenda item, as it was part of a Budget subcommittee discussion. San Dieguito River Valley Conservancy Board President, Brad Bartlett has met with JPA Board Chairman Dave Grosch once. A second meeting with three board members from both groups, and the CAC chair will be planned. The meeting will be informal to discuss issues or concerns, future trail considerations, and the most current, 2014 MOU. A small August meeting will be planned.

Brad Bartlett, President of the San Dieguito River Valley Conservancy said he thinks the idea of getting acquainted is a good idea. The SDRVC has a fifteen member board. The board enjoys the privilege to partner with the JPA and also appreciates the monthly JPA/SDRVC coordination meetings. The SDRVC emphasis this year will be filling the gaps and is the theme of the River Valley Fest that will be held October 14.

The board discussed the issue and decided that the first meeting will be informal with members only, no staff and not open to the public. This first meeting is planned to last no longer than two hours, will be located in North County, will be planned for the second half of August, at a location to be determined. The Del Mar City Hall was offered as a meeting location. Chair Grosch asked JPA office manager Brenda Miller to assist with setting up the meeting.

### **5. Coastal Ranger Station Bid Results**

Executive Director McKernan displayed the results of the Coastal Ranger Station bids. The JPA had a construction estimate for phase one of \$500,000 and an estimate for the entire project of \$1,200,000. Bids were received from six contractors on phase one or the entire project. The bids for phase one were \$800,000 to \$1,300,000 and for the entire project \$1,600,000 to \$2,200,000. The JPA has \$500,000 on hand for this project and Executive Director McKernan asked the board to authorize staff to apply to the County of San Diego for a \$300,000 Neighborhood Reinvestment Program grant. Phase one of the project is to build the maintenance bay garage, bringing utilities to the site, site prep, and the work yard.

JPA staff is able to do the landscaping and will save approximately \$100,000. The JPA has until January 2019 to pull the building permit. Financing options were discussed and the importance of doing due diligence to make sure the bids are complete for the project. The board determined that step one is to vet the \$800,000 bid from Wier Construction for building phase one. JPA staff is to verify how long the bids for phase one and the whole project are good for, figure out how to finance phase one of the project and report to the Board in the month of August. If the bid is still good in September, then enter into a contract

to build phase one. The San Dieguito River Valley Conservancy stated that they would consider assisting in a capital campaign to raise funds.

Boardmember Worden made the motion to vet the \$800,000 bid, identify financing options, and authorized staff to apply for any funding sources they believe would be possible, including working with the San Dieguito River Valley Conservancy with the findings to be brought back to the board on August 17. Boardmember Barnouw seconded the motion.

Yes votes: Grosch, Hegenauer, Worden, Barnouw, Diaz

Absent: Gaspar, Jacob, Bry, Kersey

## INFORMATION

### **6. Project Status Updates**

a. Founders Tribute – Principal Planner Shawna Anderson reported that the Founders Tribute video is complete and that a screening party will be held at the PowerHouse in Del Mar on August 29. The art piece has been fabricated and will be installed in August. An unveiling is planned.

b. Pamo Valley Trail – Principal Planner Shawna Anderson reported that the trail tread is completed. The staging area, fencing, gates, and two bridges will be done soon. The opening will be held later this year.

### **7. Coordination Reports**

a. San Dieguito River Valley Conservancy- Trish Boaz reported that a video is being done regarding filling in the gaps of the Coast to Crest Trail. Ms. Boaz reported on other events being sponsored by the Conservancy including the Coast to Crest Trail Challenge and the Exploring Our Sense of Place program.

b. Friends of the San Dieguito River Valley- No Report

c. Volcan Mountain Preserve Foundation- No Report

d. San Dieguito Lagoon Committee-No Report

e. Friends of Sikes Adobe- No Report

**8. Jurisdictional Status Reports-** Boardmember Fuller offered an apology to Ranger Hilary for the behavior of a sub-consultant and stated this individual is no longer working on the project. Executive Director McKernan thanked Mr. Fuller. Mr. Fuller will meet with Marathon Construction to install bollards near the restoration site, and stated that the 22<sup>nd</sup> DAA is starting a storm water project. The Coastal Cleanup is scheduled for September 15. Boardmember Barnouw reported that at the June 1, 2018 CAC meeting Jan Fuchs made the motion and Ed Spaeth seconded the motion: the CAC endorses the JPA letter sent to the Forest Service May 22, 2018 with the stipulation that the issues expressed in the letter must be addressed before the project can be fully supported by the JPA. Boardmember Worden reported that phase three of River Path Del Mar from Grand Avenue Bridge to Crest Canyon is in the study and analysis phase. Trish Boaz reported that the SDRVC will fund \$30,000 in studies for environmental review process of the River Path Del Mar with grant monies. Del Mar is doing project study of railroad crossings. Executive Director McKernan stated that the event dates are published in the Riverscape newsletter, on the sdrp.org website and on the monthly event flyer.

**9. Communications**

Chair Grosch adjourned the meeting in memory and honor of Max Kiltz, the original Dust Devil at 12:55 p.m.

These minutes approved by Board Action

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Date

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Executive Director

**DATE:** September 21, 2018  
**TO:** JPA Board of Directors  
**FROM:** Staff  
**SUBJECT:** Coast Maintenance Facility update and recommendations

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**BACKGROUND:**

The JPA went out to bid for its 2,425ft<sup>2</sup> Coast Maintenance Facility (a.k.a. Ranger Station) for a second time in June of this year. As staff presented at the July board meeting, there were six bids received for the project which included two options – Phase I bids including just the garage/shop (~1,000ft<sup>2</sup>); and bids for the entire project.

The lowest bid for Phase I only, was \$804,618. All other bids for Phase I were over \$1M and bids for the entire project were between \$1.5M and \$2.2M. The Board instructed staff to vet the low bid for Phase I and report back. After written questions/responses and an in-person interview with the contractor, it was apparent that the bid was unresponsive and did not include all items and specifications as called for in the plans. Given the funds available for this project and the bids received, staff has rejected all bids from the prior round.

Staff has come to the conclusion that a re-design of the building will be the only way to meet the needs of the organization within a reasonable budget. It has been apparent through two rounds of bids that the current design has too many costly design and material requirements to meet the organization's budget.

Staff has identified a budget of \$800,000 for a re-design that would include all the features of the original design, including office space, public meeting space, kitchen, bathrooms and a garage/shop. This budget for a re-design was arrived at after staff's consultation with a design/build contractor.

The design/build approach is one where a budget is set, goals for the project are established and the design/build contractor and staff work collaboratively to come up with a design that meets the needs of the organization while staying within a defined budget. Currently staff has a time and materials agreement with Baker Design & Build, an Escondido-based contractor, to re-design the facility with the goals mentioned above.

New design concepts and plans will be presented to the CAC and the Board for input and recommendations. The new plans will need to be approved by the Coastal Commission and building permits with the City of San Diego will need to be amended. However, much of the previous expense in planning and permitting the prior design will apply to the re-design effort, since many of the fixed permitting fees and unknowns of the permitting process have been worked out. Staff estimates the new design and associated costs at approximately \$50,000.



Once a new design is completed and permitted, staff will recommend to the Board the next steps for construction.

Staff has previously reported to the Board that the JPA has approximately \$500,000 on-hand for this project. Staff also recently received a quote from the California Special Districts Association for financing in the amount of \$500,000 over a 15 year period at a rate of 3.9%. The annual payment amount would be \$47,447 with the ability to pay the loan off early if other funds become available. The JPA will continue to receive \$48,000 per year, through 2022 (4 years remaining) from SCE. The proposed loan amount together with the funds on hand, would establish a budget of \$1M to complete the re-designed building, ultimately saving \$500,000 to \$1M over the previous design.

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**RECOMMENDATION:**

Board to approve staff's continued consultation with Baker Design/Build on the re-design of the Coast Maintenance Facility through the permitting phase.

Board authorizes the Executive Director to execute a loan agreement for the Coast Maintenance Facility with the CSDA in the amount of \$500,000 pursuant to the terms above and review by Counsel.

Respectfully submitted,

Kevin McKernan  
Executive Director