

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
JOINT POWERS AUTHORITY
Minutes of February 15, 2008**

MEMBERS PRESENT

Dave Roberts – Chair
Pam Slater-Price Vice-Chair
Betty Rexford
Dianne Jacob
Phil Pryde
Becky Bartling

REPRESENTING

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

VISITORS/STAFF PRESENT

Wayne Brechtel	JPA Counsel
Dick Bobertz	San Dieguito River Park JPA
Susan Carter	San Dieguito River Park JPA
Shawna Anderson	San Dieguito River Park JPA
Jan Lines	San Dieguito River Park JPA
Freda Reid	San Dieguito Lagoon Committee
Jacqueline Winterer	Friends of the San Dieguito River Valley
John Degenfelder	Ramon Trails Association

Introduction and Announcements

Chair Roberts convened the meeting at 9:39 a.m. in the County Administration Building, 1600 Pacific Highway, Room 302/303, San Diego, CA 92101

Boardmember Pryde announced the CAC Members in attendance as John Degenfelder, Jacqueline Winterer and Freda Reid.

Director Bobertz introduced our new staff person, Anne Cooper, who is our Museum Manager for Sikes Adobe. Deputy Director Carter said how happy we are to have her join our staff. She is currently working with FEMA and the archaeologists. Ms. Cooper said that she has lived in San Diego since 1981 and got her masters degrees at USD in history and anthropology and did some archeology work with a local company.

Director Bobertz called the roll with 5 members in attendance.

Approval of Minutes – January 18, 2008

Chair Roberts announced that the Nominating Committee's recommended names were omitted from the minutes which should have read that Boardmember Dave Roberts was nominated for Chair and Supervisor Pam Slater-Price is Vice-Chair.

Boardmember Rexford made a motion to approve the minutes of January 18th, 2008, Boardmember Pryde seconded the motion.

Chairs Report- None

Executive Director's Report

Executive Director Bobertz deferred his comments to be made in the action agenda.

Public Comment- None

ACTION AGENDA

1. 2nd Quarter Work Program Update and Amendment

Recommendation: Amend FY 07/08 Work Program to include Fire Recovery Efforts and Poseidon Resources Planning project.

Director Bobertz said that we have two new items to add to the Work Program: Fire Recovery efforts and Poseidon Resources. Mr. Bobertz highlighted the accomplishments this year with the acquisition of 150 acres in Del Dios from the Environmental Trust accompanied by a \$26,000 annual management fund. Mr. Bobertz spoke about four properties that have been acquired by the Conservancy in the lagoon area, and entering into an agreement with Poseidon Resources for reimbursement on planning costs for 37 acres of tidal wetland mitigation in the San Dieguito Lagoon. \$30,000 has been raised from plank sales for trails and interpretive signage in the lagoon area. Funding has been secured for a study for the Del Dios highway undercrossing to allow access to the trail system along with a link study between Clevenger Canyon and the City of San Diego's Clevenger Canyon staging area. Mr. Bobertz said that Sikes Adobe Farmhouse purchase has been approved by the San Diego City Council and he was pleased to announce that through a contribution of labor the walls of the adobe were stabilized by the original restoration contractor, Mark Sauer. The wetland project has been moving along very well with about 70% of the grading already done. The million dollar contract has been awarded for the treatment ponds and the trail segment along with the revegetation project by the Conservancy which has already started. The 22nd District Agricultural District has very generously graded part of our trail for us near I-5 for which we are very grateful. Bus tours were given by the Friends of the San Dieguito River Valley to educate the public on the wetland project with great success. We are working with FEMA and the insurance company on fire recovery and the Conservancy has given us \$25,000 to pay for six months time for a new ranger to help with the fire recovery. A private donor has given the River Park a 1999 GMC Yukon vehicle that is in great condition and will be helpful with our new ranger being hired. Contributions of office furniture and the new office rental fees being paid by the insurance will allow us to put more money into the rebuilding of the River Park offices. Mr. Bobertz said that we are going to receive an insurance settlement on our items that will not be replaced with a 15% depreciation. The funds that don't have to be used to replace contents can be applied into the rebuilding of the new River Park offices. Another goal of ours is to increase publicity for the River Park and we have accomplished that with many articles in the papers.

Chair Roberts said that we might want to consider ordering more sweatshirts like the one Supervisor Slater-Price is seen wearing in some publicity shots and maybe having them for sale. Boardmember Slater-Price suggested that we put the River Park name on the front of the sweatshirt.

Ms. Bartling suggested that the River Park have a display at the 22nd Ag. District to promote the park.

Boardmember Pryde suggested that we ask the Conservancy take on the sale of the sweatshirts through their fundraising efforts.

Supervisor Slater-Price made a motion to add the two items, fire recovery and Poseidon Resources, to the work program and Boardmember Pryde seconded. All in favor

2. Amend FY 07/08 Budget to include consultant contracts for Poseidon Resources Phase One (Planning)

Recommendation: Amend FY 07/08 budget to include Poseidon Consulting Contracts and authorize Executive Director Dick Bobertz to execute contracts for consulting services.

Deputy Director Carter said that at the board meeting last month you approved entering into a reimbursement contract with Poseidon Resources. After that meeting we got bids from the team members on the scope of work for the feasibility analysis on the project. We will be developing a plan for the grading and habitat designs and looking at the hydrology on the 37 acres of tidal wetland that requires professional consultants which is very costly. Ms. Carter recommended that the Board authorize Mr. Bobertz to enter into these consultant contracts which will be reimbursed by Poseidon Resources. Our budget for FY 07/08 needs to be amended to allow for the extra funding.

Boardmember Rexford made a motion to amend the budget to include Poseidon consulting contracts and authorize Director Bobertz to execute the contracts. Boardmember Jacob seconded. All in favor.

3. Committee Roster for 2008

Recommendation: Approve Board Committee Assignment Roster for Calendar Year 2008

Boardmember Jacob made a motion to approve the committee roster and Boardmember Slater-Price seconded. All in favor

4. Contract for Architectural Services for Replacing Park Office

Recommendation: Authorize Executive Director Dick Bobertz to execute a contract for architectural services for the replacement of the Park offices.

Director Bobertz said that we solicited two proposals on the architecture services to design and manage construction of the new offices. Our insurance company reviewed the proposals and have agreed to fund the Rinehart Herbst bid. Mr. Bobertz said that staff recommends the Board authorize him to enter into a contract with Rinehart Herbst, the firm that also designed the award winning Strawberry Stand structure.

Boardmember Rexford made a motion to enter into a contract with Rinehart Herbst for the new River Park office design and oversee the construction. Boardmember Slater-Price seconded. All in favor.

5. Sikes Adobe Historic Farmhouse Acquisition

Recommendation: Authorize Executive Director Bobertz to take necessary steps to finalize the purchase of the Sikes Adobe Historic Farmstead property.

Deputy Director Carter said that the San Diego City Council approved the sale of the property to the JPA on February 5, 2008. Before the purchase can be completed, the JPA must advertise the sale for three weeks in a local newspaper, and then consummate the purchase at the next Board meeting, March 21st. Ms. Carter said that we will receive the insurance proceeds from the City of San Diego's policy along with the purchase for restoration of the building. Along with the insurance proceeds we will be receiving FEMA funding to complete the project. Ms. Carter said that The San Diego Foundation will be meeting with her and Museum Manager, Anne Cooper, on any additional funding that they can provide for the restoration project after this JPA meeting today.

Boardmember Jacob made a motion to approve staff recommendation to authorize Executive Director Bobertz to take all necessary steps to finalize the purchase of Sikes Adobe Historic Farmstead property. Boardmember Slater-Price seconded. All in favor.

Chair Roberts presented Boardmember Slater-Price with a gift for her instrumental actions in the purchase of the Sikes Adobe property and all her support for the project.

6. "River Park" Equestrian Center

Recommendation: Send the attached letter to the City of San Diego regarding the proposed project as designed, and send a separate letter to the California Coastal Commission asking that they investigate the activities occurring on the subject property and take actions to bring the property into compliance with the California Coastal Act.

Environmental Planner Shawna Anderson presented a Powerpoint series of photographs of the subject property site. She said that this 18 acre parcel has been observed by members of the community and discussed by the Project Review Committee (PRC) over this last year. Concern was raised when the property began to become an equestrian boarding facility and later revealed to have been done without permits. Ms. Anderson said that since this property is in the MHPA we have issues on the sensitive land use. The City Attorney intervened and filed claim against the property owners that was later settled with a fine and order for the property owners to apply for a site permit for the project. Ms. Anderson said that the JPA wrote a comment letter on the plans that they submitted for a commercial boarding facility for 150 horses which raised issues of concern about the adjacent Gonzales Canyon, drainage problems, details of the runoff treatment system, and a recommendation that they need to clean up what they have already disrupted. We want assurances that the trail we are proposing in the area be added to the permit requirements. Ms. Anderson said we are asking for the proposed letter to be sent to the City of San Diego Development Services Department and another one to the Coastal Commission asking them to bring the property into compliance.

The CAC reviewed the project and recommended to the Coastal Commission that the buildings be torn down and the land be restored to the original state. The River Park staff is recommending that the Coastal Commission review the project and bring the property into compliance with the California Coastal Act.

Jacqueline Winterer said that she is a member of the PRC and they have a long history of reviewing projects in the FPA. Mr. Winterer announced that the PRC is willing to work with proponents of projects and make positive suggestions to keep in compliance with the environment and River Park Concept Plan.

Michael Rollings, project manager for the River Park Equestrian Center, said that he is not authorized to speak for the property owners but wanted to explain the circumstances that lead to the current situation. Mr. Rollings said this project is zoned AR1-1 which allows for commercial stables. The property owners along with a biologist consultant went through a preliminary review with the City of San Diego Development Services Department before purchasing the property to clarify land use regulations and what would be allowed on the property. Mr. Rollings stated the structures that were constructed were consistent with what Development Services Department said would be allowed. At this point the equestrian center has been applying for permits to comply with the settlement and no further construction has been done until permits have been obtained. He said that the property owners are cooperating with requirements and suggestions and are willing to do what ever is necessary to continue this very important equestrian center for the area. Mr. Rollings stated that there is regular illegal dumping of mulch by the City of San Diego on the property plus vandalism has been observed over the years.

It was suggested that other organizations and agencies be notified by this letter so that all bases are covered on this important project.

Boardmember Jacob made a motion that the language discussed at our meeting be added to the draft letter and explain in the letter that if the JPA's concerns were adequately addressed we will support the project. Boardmember Pryde seconded the motion with the reminder that the letter will copied to all agencies discussed today along with City of San Diego Council, City Attorney and Mayor of San Diego. All in favor.

INFORMATION

7. Coordination Reports

- a. **San Dieguito River Valley Conservancy-** none
- b. **Friends of the San Dieguito River Valley-** Jacqueline Winterer said that the Friends were established to monitor and help the River Park and have done so over years with recommendations and review of many projects in the River Park. Ms. Winterer said that it a very positive idea to have an exhibit at the fair this year.
Volcan Mountain Preserve Foundation- Deputy Director Carter said that Martha Baker from the preserve would like to discuss the acquisition of property next month.

8. Status Reports-

- a. **River Park Projects:**
 - i. **Sikes Adobe Historic Farmstead-** This project was discussed earlier in the meeting.
 - ii. **Lake Hodges Bike/Ped Bridge-** Deputy Director Carter said that the bridge construction is going well. Ms. Carter said that when we received the last funds from SANDAG they required us to speak at the Independent Taxpayers Oversight Committee each quarter and she was happy to report that they had positive comments on our efforts. Ms. Carter said that staff is exploring

changing the design of the bridge railing to save funds. If the bridge railing were changed, the shortfall would be around \$400,000.

- iii. **Coastal Trail/Treatment Ponds-** Shawna Anderson reported that we are working with our resident engineer and biological monitor to stay out of nesting areas. If we have a problem continuing with the progress, we will need to ask for leniency from Fish and Game to continue with our project.
 - iv. **Pamo Valley Trail-** Shawna Anderson said the biological reconnaissance information is complete and we are trying to include ourselves into the City of San Diego Water Department negotiations with the lessee to assure our trail alignment is included.
 - v. **Heritage Trail Link-** Shawna Anderson reported that we are strategizing on the best way to apply for permitting on this project which is a short stretch of property that belongs to the City of San Diego. We are going to see if we can amend our existing Site Development permit for the San Pasqual Valley Trail that we received a few years ago, rather than initiate a new Site Development Permit.
- b. **Rancho Santa Fe Polo Club-** Director Bobertz reported that the ongoing situation with the Polo Fields was the subject of a hearing before a judge last year that was canceled. We are working with Councilmember Peter's office and the project is now in the Mayor of San Diego's office for review. Mr. Bobertz said that we hope the Polo Club will be brought into compliance by the City of San Diego Mayor's office.
9. **Jurisdictional Status Reports-** Boardmember Slater-Price praised the Coastal Commission for their denial of the toll road that was being proposed near San Clemente. This property was set aside for open space under mitigation for another damaged site and should not have been considered in the first place. Ms. Slater-Price urged our member agencies or anyone to send a letter to thank the Coastal Commission for their courageous decision under pressure.

Boardmember Rexford said that the Blue Sky Preserve is closed after the fires. She was concerned that during the fires the Ramona Water District bulldozed a road and removed oak trees to get to water and now Poway is working with Ramona to repair the damage.

Chair Roberts said that Solana Beach opposed the toll road and sent representatives to speak against the project. Mr. Roberts reported that he went to the SANDAG retreat and the quality of life issues were discussed but not reported back to SANDAG.

Chair Roberts adjourned the meeting at 11:20

These minutes approved by Board Action

Date

Executive Director

