

**SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
JOINT POWERS AUTHORITY
Minutes of September 18, 2009**

MEMBERS PRESENT

Pam Slater-Price Chair
Betty Rexford-Vice Chair
Dick Daniels
Richard Earnest
Dianne Jacob
Sherri Lightner
Phil Pryde
Becky Bartling

REPRESENTING

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

VISITORS/STAFF PRESENT

| | |
|-----------------|-----------------------------|
| Wayne Brechtel | JPA Counsel |
| Susan Carter | San Dieguito River Park JPA |
| Shawna Anderson | San Dieguito River Park JPA |
| Jan Lines | San Dieguito River Park JPA |

Introduction and Announcements

Chair Slater-Price convened the meeting at 9:35 a.m. in the County Administration Building, 1600 Pacific Highway, Room 302/303, San Diego, CA 92101.

Chair Slater-Price spoke on behalf of the JPA Board and River Park Staff in offering Betty Rexford our sympathy on the loss of her son.

Approval of Minutes of June 19, 2009

Boardmember Dick Daniels made a motion to approve the minutes of June 19, 2009 and Boardmember Earnest seconded the motion. Vote: 6 Yes and 1 abstention (Betty Rexford)

Boardmember Pryde introduced the CAC members in attendance as Jacqueline Winterer, Freda Reid, Craig Adams, John Degenfelder and Bill Proffer.

Counsel Brechtel introduced his new associate Yin Ho who is observing the JPA meeting today.

Executive Director's Report- Deputy Director Carter explained that Director Bobertz is on Family Medical Leave taking care of his elderly mother. Ms. Carter reported that staff was saddened by the passing of our office cat last week at the age of 18. Our ranger, Natalie was shown in some pictures that were passed out of the first scout project done in the newly restored wetland lagoon area. Ms. Carter reported that we have almost completed our Del Dios Gorge project with the help of a private donation of \$56,000. We hope to have a grand opening celebration that will coordinate with the reopening of the section of trail that has been closed by the County Water Authority construction for the last several years. Ms. Carter said that we had our final FEMA inspection which included inspection of our paperwork and a field trip to the restored

sites. The City of Poway has approved our variance request for our office reconstruction and the plans are being reviewed by Development Services now. We hope to have a contract for the office construction ready for the JPA Board's approval on October 16, 2009. Construction has begun on the Sikes Adobe Farmstead and we hope to have a reopening in May or June of next year. We received an award for Project of the Year for the David Kreitzer/Lake Hodges Bridge from the American Public Works Association and we were pleased with the honor. Ms. Carter stated that there have been other awards that we have received along with recognition in Roads and Bridges Magazine who have listed our project among their top ten bridges this year. We have also been nominated for an Orchid. The endowment report for the quarter ending June 30, 2009 was passed out for the board to see and it shows everything in the positive again.

Chair Slater Price asked whether the Del Mar Foundation had lowered their fees, which was an item of discussion at a previous meeting. Ms. Carter said that the fees were lowered at the request of the JPA Board.

Public Comment- None

CONSENT

1. Recreational Trails Program Grant Application for Pamo Valley Trail-

Recommendation: *Adopt Resolution Applying for Recreational Trails Program Grant Funds.*

Deputy Director Carter said that the amount of the grant is \$300,000 which was left out of the report.

2. FY 09/10 Budget Amendments-

Recommendation: *Adopt attached amended FY 09/10 Budget*

Ms. Carter clarified that the \$12,000 from the Community Enhancement Fund are funds from the County of San Diego at the recommendation of Supervisors' Slater-Price and Jacob.

Boardmember Pryde made a motion to approve the Consent items and Boardmember Daniels seconded. All in favor.

ACTION AGENDA

3. Report from JPA Wetland Advisory Committee- Deputy Director Carter reported that the Wetland Advisory Committee (Pam Slater-Price, Phil Pryde, Richard Earnest, Dave Roberts and public member Jacqueline Winterer) met on August 26th to discuss issues relating to the fairground, including the advertising trailers on Interstate 5. Jacqueline Winterer had written a letter to the fairground administrators asking if they had a permit for the billboard trailers. It was reported by Becky Bartling that there are no permits needed due to the fact that the signage is temporary and they did not feel it was necessary. Ms. Carter said that the committee agreed that this was a concern because they are very unsightly and had Counsel Brechtel draft a letter to the fairgrounds that states that there should be a Coastal Development permit for these billboards. Becky Bartling said that their counsel will respond to this letter. Chair Slater-Price requested Mr. Brechtel to amend the letter to question the meaning of the term "temporary" in the context of a recurring use.

Boardmember Pryde made a motion to send the letter as modified and Boardmember Daniels seconded. All in favor.

Ms. Carter said that other issues of concern to the Committee were the fairground overflow lots that are used for parking during the fair and races. The Committee suggested asking SANDAG to talk to the 22nd District Agricultural Association about creating wetlands for mitigation credits. Ms. Bartling said that the Ag District has a handshake agreement with the Coastal Commission to give up the south parking lot in exchange for the ability to put paving on the east lot and a possible parking garage. Boardmember Earnest said that a jurisdictional decision has to be made about what is wetland and what other uses can be permitted in this area. He felt that until a decision is made by the Coastal Commission on the location of wetlands on the parcels there will not be a significant change in the area.

Ms. Bartling said that temporary use of the south overflow lot for parking was grandfathered in by the Coastal Commission many years ago. Ms. Bartling stated that they hope that in the future if the rail line is approved near the fairgrounds, it will help with the traffic and parking problems.

4. Sale of Mitigation Credits on JPA Property

Recommendation: Adopt attached resolution authorizing the sale of a conservation easement on a portion of the Sycamore Westridge property to the U.S Department of the Navy and authorizing the Executive Director to take any and all further actions, including the execution of a purchase agreement and approval of further documents, which may be required to complete the Conservation Easement sale.

Deputy Director Carter said that the property that was donated to the JPA last year is 32 acres adjacent to the River Park property on Sycamore Creek Road. We have sold 8.9 acres of this property for mitigation credits to the Navy for the expansion of the brig at Miramar.

Counsel Brechtel said that the JPA Board approved accepting the donation of the 32 acres from Maderas Corporation/Sunroad. This sale is for a conservation easement which will be managed by the JPA staff. Mr. Brechtel explained that the mitigation sale is for at 8.9 acres at \$33,250 an acre along with \$13,707 total upfront costs for surveys and a total Endowment payment of \$52,000 which will be deposited into our Fidelity account upon approval of the Board's resolution. No more than 4% a year for maintenance will be withdrawn for expenses.

Chair Slater-Price noted that the staff is recommending that proceeds of the sale will go to repay the loan of \$275,000 for the bridge.

Boardmember Daniels made a motion to approve the resolution and Boardmember Rexford seconded. All in favor.

INFORMATION

5. Rancho Santa Fe Polo Club- Shawna Anderson reported that we have made a lot of progress since last June. Comments on their plans and a field trip to the site by City of San Diego staff, River Park staff and concerned citizens prompted a new revised plan that was submitted in July 2009. Ms. Anderson showed a map of the site and addressed the issues and explained that the new plan moved the polo pony warm up track away from the river, leaving room for our trail. This trail will be a 12

ft wide compacted trail for hikers, bikers and equestrians. Another significant action will be the restoration of the habitat and wetland area next to the stream. Ms Anderson said that the City of San Diego is reviewing the newest plans and the Polo Club has addressed almost all of our concerns. The CAC heard from the Polo Club representative at their last meeting and are reserving further comments until the environmental document is issued.

Chair Slater-Price thanked Boardmember Lightner and her committee and staff who attended the site field trip and offered their support for the trail and restoration.

6. San Dieguito Lagoon Center- Presentation and Discussion- Deputy Director Carter summarized how the architects and River Park staff have been working extensively to seek public comment on the lagoon center design concepts, including stakeholder meetings, a 3 day public open house, and a special website blog to receive comments. Last week the CAC discussed the proposed design concept. Ms. Carter introduced Ralph Roesling and Rick Espana from RNT Architects who gave a PowerPoint presentation on the proposed site plan and the current concept design for the Center. Because a number of comments have been received that the Center is too large, with too much hardscape, Mr. Roesling presented two alternative sketches to show that it is possible to scale back and put more of the Center underground to address the concerns that have been raised. He explained why the ranger maintenance building and garage would be away from the main structure closer to the most active area at the northwest edge of the site and discussed how the Center would be a green building.

Chair Slater-Price thanked the architects for the presentation and the questions were answered. Boardmember Pryde said that the CAC suggested that the size of the structure was too big and the cooling tower was too high. Boardmember Lightner said she liked the cooling tower, with the shape of a bird on top. Boardmember Earnest questioned the funding source and reminded the Board of ongoing maintenance and staffing issues that needed to be discussed. Deputy Director Carter said that Prop 84 has funding for nature centers and that she would be attending a workshop on applying for the funds next month. Boardmember Jacob urged staff to submit a business plan for discussion at a future meeting to identify how ongoing operations and maintenance costs would be provided for. Ms. Carter explained that after this meeting, the architects would be meeting with the Design Advisory Committee assembled by the San Dieguito River Valley Conservancy. The Design Advisory Committee has experts in science, education and experience with running nature centers. The Design Advisory Committee will help provide direction to the architect team regarding all the various input that has been received to date.

7. Coordination Reports (oral)

- a. San Dieguito River Valley Conservancy- Craig Adams invited the JPA Board and the public to their fundraising event on October 11th. Mr. Adams requested the presence of the Boardmembers as a sign of respect to the many donors who have helped the River Park complete projects that needed extra funding. Mr. Adams said that the second phase of the Volcan Mountain purchase has been difficult due to the State of California funding that was lost in these depressed times. There are many agencies fundraising for the completion of this sale at Volcan Mountain and he hopes that he can count on support from boardmembers and their friends. Chair Slater-Price discussed the details of the fundraising event and where it would be held.
- b. Friends of the San Dieguito River Valley- None

- c. Volcan Mountain Preserve Foundation- None
- d. San Dieguito Lagoon Committee- None

8. Status Reports (oral)

- a. River Park Projects- Deputy Director Carter said that the Horse park section of the Coast to Crest Trail has been a challenge since the beginning and we have tried to figure out how to get this section of the trail through this very constrained area. Recently a plan was suggested by a landscape architect that may work for the site which involves reconfiguring the two training arenas. She said that the 22nd DAA agreed to split the landscape architect's cost with the River Park.

Shawna Anderson said that there is a MND out for the El Camino Real widening project as part of a mitigation project by developer DR Horton, whose development was completed some time ago. A comment letter will be going out from staff to the City of San Diego which has agreed to incorporate the wildlife undercrossing that we have been insistent on including for many years. The funding for construction of the undercrossing, which is estimated to be about \$800,000, has not been found yet. It is our hope that possibly SANDAG Transnet funds can be used to complete this vital link.

- 9. Jurisdictional Status Report- Becky Bartling said that they replaced the sewer line and they have applied for additional permits for the removal of the old line.
- 10. Communications- None.
- 11. Closed Session- Conference with legal counsel- Anticipated Litigation. The Board entered into closed session pursuant to Government Code section 54956.9 (b) (1) (3) to confer with legal counsel regarding the Bernardo Mountain Utility Easement Access Issue.

Counsel Brechtel reported that the Board met in closed session and no reportable action was taken.

Chair Slater-Price adjourned the meeting at 11:35

These minutes approved by Board Action

Date

Executive Director

