

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**

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San Diego City Council

Vice-Chair Chris Khoury  
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Solana Beach City Council

Dustin Fuller, Ex Officio  
22<sup>nd</sup> District Agricultural  
Association

Shawna Anderson  
Executive Director

## AGENDA

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

Friday August 4, 2023  
10:30 a.m.

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)

**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 available on the [sdrp.org](http://sdrp.org) website. If you do not have the ability to access or print an agenda, 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 6-2-23 Minutes (Pages 3-5)

#### Chair's Report

Chair

#### Executive Director's Report

Staff

#### Public Comment

Public

## DISCUSSION/ACTION

1. Cooper Land Donation (page 6-7)
2. Status of Osuna Segment of Coast to Crest Trail – Oral Report
3. Committee Reports

Project Review Committee

Trails Committee

Interpretation Committee

## INFORMATION

Park Project Status and Updates (oral)

## CORRESPONDENCE

JPA Comment Letter regarding the El Camino Real Assisted Living Facility Subsequent EIR (page 8-11)

San Dieguito River Community Alliance Comment (SDRCA) Letter re: El Camino Real Assisted Living Facility Subsequent Environmental Impact Report – Visit [www.sdrp.org](http://www.sdrp.org)  
[Additional Communication Letter from SDRCA](#)

Adjournment

Chair

The next meeting is scheduled for September 1, 2023.

If you have any questions, please call Dewanda Vandermost, Office Manager (858) 674-2270 x10

**SAN DIEGUITO RIVER PARK  
CITIZENS ADVISORY COMMITTEE  
Minutes of June 2, 2023**

**MEMBERS PRESENT**

Chris Khoury  
Rich Risner  
Judy Swink  
Linda Oster  
Maggie Brown  
Liz Gabrych  
Dorothy McLin  
Don Wendt  
Jeremy Blakespear  
Matt Cunningham  
Udo Wahn  
Sharon Fogg  
Jim Smith  
Jeff Barnouw  
Jan Fuchs  
Bill Adelson  
Neil Meyer

**REPRESENTING**

CAC, Chair  
American Society of Landscape Architects  
Citizens Coordinate for Century 3  
Del Dios Town Council  
Friends of the San Dieguito River Valley  
League of Women Voters  
Lomas Serenas Property Owners  
Ramona Trails  
San Diego Bicycle Coalition  
San Diego Mountain Bike Association  
San Dieguito Lagoon Committee  
San Dieguito Planning Group  
Torrey Pines Community Planning Group  
Coastal Property Owner  
Coastal Property Owner  
Eastern Property Owner  
Eastern Property Owner

**VISITORS/STAFF PRESENT**

Shawna Anderson  
Dewanda Vandermost  
Brenda Miller  
Johnny & Nina John  
Kim Rogers  
John Degenfelder  
Glen Morgan  
Sue Carr

San Dieguito River Park JPA  
San Dieguito River Park JPA  
San Dieguito River Park JPA  
Stallions Crossing residents  
SDRVC  
Ramona Trails  
Ramona Trails  
None

**Introductions and Announcements**

Chair Khoury called the meeting to order at 10:35 AM. He introduced new CAC member Neil Meyer, Eastern Property Owner.

**Approval of Minutes- 4-7-23**

Jeff Barnouw moved to approve the minutes of April 7, 2023 and Linda Oster seconded the motion. All members were in favor.

**Chair's Report**

– Chair Khoury reported that he and Executive Director Anderson are working on the CAC meeting attendance to implement bylaw rules to suspend groups that have not met the attendance guidelines to improve status of quorum requirements. He followed up with the discussions about Lake Hodges to report the City's dam repair is complete as of May 5<sup>th</sup> and according to City staff the current plan is to maintain the lake level at 280 feet above sea level, 35 feet below the spill level, 15% capacity, until a new dam can be constructed. He wants to raise the question at the next JPA meeting to ask the city authorities if there are mitigation measures to allow the dam level to be brought back to 40% for enhanced

recreational use and allow hydroelectric generation during peak hours. He will add this issue to the agenda for the next CAC meeting. He gave an update on the Golden Spotted Oak Borer (GSOB), the oaks look lush from recent rains, but there is still a considered threat. Lake Hodges spraying by Del Dios Habitat League expanded this year due to a donation from the Conservancy. They are also considering spraying on JPA land at the base of Volcan Mountain.

Khoury summarized the two JPA meetings that have occurred since the last CAC meeting.

**Executive Director's Report** –Director Anderson shared details of the next fiscal year budget and that the budget committee of the JPA board is working on long-term financial strategies to sustain the JPA. She mentioned the high competition for jobs that has affected the JPA's ability to fill the Environmental Planner position. Ms. Anderson reported on the success of the May 21<sup>st</sup> Volunteer Party, the CTC trail gaps project including a recent scouting trip to Lake Sutherland with city public utility staff and our consultants, and reconnaissance planned at East San Pasqual. She reported that Supervisor Ranger Dave Hekel was recognized by Kudos award by the BWR.

**Public Comment** - Jan Fuchs reported that the Horse Park equestrian facility is reopening July 15<sup>th</sup> under new ownership.

### **DISCUSSION/ACTION**

#### **1. El Camino Real Assisted Living Project Draft Subsequent EIR**

Executive Director Anderson summarized the project location and proposed plans from the SEIR. Jan Fuchs stated that the Project Review Committee hadn't been able to meet but PRC members provided their SEIR comments to Director Anderson including the project's impacts to land use and neighborhood character and impacts to the Gonzales Canyon wildlife corridor and restored wetlands. Jan stated that the SEIR was not sufficient and proposed that a strong SEIR comment letter addressing the highlights of concern be presented to the JPA for approval and submitted by the public review deadline.

CAC members discussed other items of concern, such as noise and its effect on wildlife, Prop A, building height, bulk and scale, and intrusion into the adjacent sensitive wildlife corridor.

**Public Comment** - Residents of Stallions Crossing spoke about their concerns over the project's unrecognized cumulative impact on lights, density, traffic, safety, privacy, bike lanes, and fire and threats to personal property.

Jeff Barnouw made a motion for CAC member Jan Fuchs and Director Anderson to draft a letter expressing the concerns about the project and SEIR and present to the next JPA Board meeting. Maggie Brown seconded the motion. All members were in favor.

#### **2. Status of Osuna Segment of Coast to Crest Trail (oral report)**

Executive Director Anderson reported that the project Mitigated Negative Declaration is out for public review with comments due by June 5<sup>th</sup>. She resubmitted the site development permit information to the city for a third round of comments. She also restated the \$1.2 million dollar project shortfall for final bridge engineering and construction and her efforts to find additional funds. Anderson reported that she submitted an application to the Land and Water Conservation

Fund Grant program with the existing grant and donation as a match. She reported that the project has been recommended for full funding by Senator Blakespear in her budget request for the next fiscal year's State budget.

**3. Proposed Fairgrounds Reach the Beach Trail and Gateway (oral report)**

Executive Director Anderson reported progress on the project plans funded by the Del Mar Foundation and she will be seeking CAC review and approval of the design in the near future. An ADA accessible ramp from Jimmy Durante is planned and an engineer cost estimate was obtained.

**4. Committee Reports**

- a. **Project Review Committee** – Jan Fuchs – no report.
- b. **Trails Committee** – Matt Cunningham will be seeking assistance for a trail survey recommended by the Trails Committee. The Committee will also be considering potential e-bike use restrictions on SDRP trails at their next meeting planned for July 11.
- c. **Interpretation Committee** - Liz Gabrych – no report.

**INFORMATION**

**4. Park and Project Status and Updates (oral)**

The San Dieguito River Valley Conservancy received non-profit of the year award by Senator Blakespear.

Matt Cunningham made a motion to adjourn the meeting and Jeff Barnouw seconded the motion. The meeting was adjourned at 12:15 pm.

# Agenda Item 1

August 4, 2023

**TO:** CAC

**FROM:** Staff

**SUBJECT:** Cooper Property Donation

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The JPA approved and accepted a generous land donation of approximately 20 acres from Harry G. and Valerie S. Cooper at the JPA July 21, 2023 meeting. The property is located east of Interstate 5 on the west side of El Camino Real on coastal bluffs and habitat overlooking the San Dieguito Lagoon and Dust Devil Nature Trail and adjacent to open space owned by the City of San Diego and the JPA (Attachment 1). The north boundary abuts the one remaining private parcel in the area. The property is open space with a mix of native and nonnative vegetation.

The Cooper property deed to the JPA is conditioned on the JPA's agreement to limit use of the property to open space and park purposes. Development consistent with passive recreational uses, such as trails and related improvements – kiosks, signs, benches, and fencing, etc., would be permitted, and restoration and enhancement projects would be allowed, including projects done by third parties for mitigation purposes.

JPA Staff and Counsel conducted due diligence research including a property inspection, preliminary title report review, and completion of Phase I Environmental Study. The title report showed no liens or other unacceptable exceptions to coverage, and the completed Phase I study did not identify any issues of concern. The deed and final paperwork are now in the process of being signed and recorded.

The JPA will be responsible for managing the property which may include occasional site inspections, litter removal, and limited brush removal or trimming for fire protection purposes along El Camino Real or the adjacent residential properties. Eventually, JPA staff will pursue grants to conduct resources surveys (biology, cultural) and prepare a management plan.

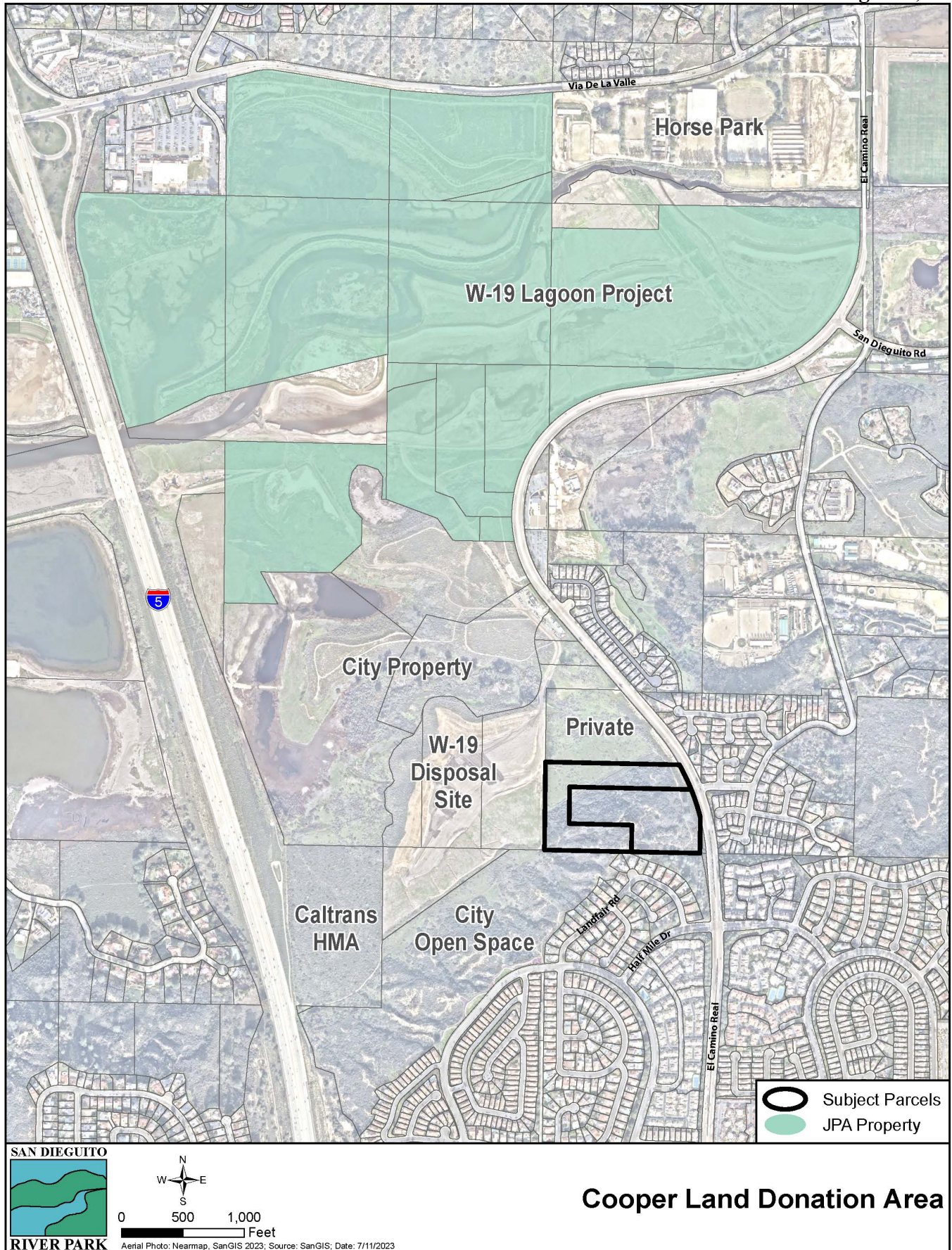
Attachments:

1. Site Map

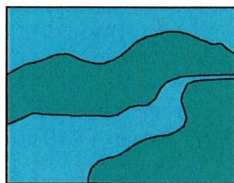


# Agenda Item 1

August 4, 2023







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Supervisor, County of San Diego

Jill MacDonald  
Solana Beach City Council

Dustin Fuller, Ex Officio  
22nd District Agricultural  
Association

Shawna Anderson  
Executive Director

June 21, 2023

Email to [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov)

Sara Osborn  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

## **Subject: El Camino Real Assisted Living Facility/675732**

The San Dieguito River Park Joint Powers Authority (JPA) is comprised of the cities of San Diego, Poway, Escondido, Solana Beach, Del Mar, and the County of San Diego. The JPA mission is to implement the San Dieguito River Park, including the Coast to Crest Trail, from the beach in Del Mar to Volcan Mountain in Julian.

Overall, the JPA's goal is to protect, enhance, and restore critical habitat and provide recreational opportunities for hiking, biking, and equestrian activities, and for science and education, within the Park. In that context the JPA Citizens Advisory Committee and the Board of Directors of the San Dieguito River Park JPA reviewed the Subsequent Environmental Impact Statement (SEIR) for the proposed El Camino Assisted Living Facility.

The JPA recognizes that it is for City of San Diego decision makers, and ultimately for the San Diego City Council, not the JPA, to decide if this project should be approved, modified, or denied. In order to make that decision the SEIR needs to inform the city as to key issues affecting the Park. The JPA offers the following comments about deficiencies in the SEIR that fall short in providing the necessary information regarding project impacts to the Park and urges that these be addressed and corrected before a final decision on the project is made.

### **Overall Comments**

The project site is within the San Dieguito River Park Focused Planning Area (FPA) and adjacent to the San Dieguito Lagoon and Multiple Habitat Planning Area (MHPA) and Gonzales Canyon wildlife corridor. Gonzales Canyon connects the San Dieguito River Valley to the Del Mar Mesa/Carmel Mountain and Los Penasquitos Canyon Preserve, as well as the Torrey Pines State Preserve. At page ES-I the SEIR acknowledges that approximately 10% of the site is located in the 100-year floodplain and 28% is located in the MHPA.

The project site is highly visible within the San Dieguito River Valley. Unfortunately, this entire mesa adjacent to the MHPA has been permitted to develop in a piecemeal fashion over the past ten years with little regard for the surrounding resources and its regional connectivity. The JPA submitted comment letters raising these concerns for



each of the previous projects, but each was approved with few design changes. Entire campuses with multiple buildings were permitted and now this project shoehorns a 40-foot tall 150-unit development on a 3.97-acre parcel completely out-of-character with the surrounding area. The SEIR dismisses the impacts of development on the adjacent wildlife corridor including noise, human activity, and lights, and the size and bulk of the project, although clearly incompatible with the surrounding area.

#### Specific Comments

- At Tables ES-I and ES-3 the SEIR addresses biological impacts of the project but addresses only avian species. There is no discussion of impacts to terrestrial animals including mule deer, bobcats, coyotes, etc. or to the wildlife corridor.
- At page ES-51 the SEIR addresses public scenic view obstruction concluding that project impacts are less than significant and no mitigation is needed. The SEIR fails to address the significant view impacts the project will have on the viewshed from, and of, the FPA and Park's extensive trail systems, from the adjoining restored and being restored wetlands, and the view impacts to the thousands of visitors to the Park.
- At page ES-53 and in table 3-3 the SEIR address light, glare, and ambient noise impacts concluding that project impacts will be less than significant and no mitigation is needed. But only construction related noise impacts to adjoining residences are considered and mitigation measures are proposed only for construction noise and avian species. The SEIR should address impacts to wildlife as it is well known that light, glare, and noise can impede the use of wildlife corridors, interrupt nesting and foraging, and degrade other natural behaviors. The discussion should not be limited to noise from construction but should include ongoing noise impacts from automobiles and other human activities so that appropriate mitigation to wildlife and the Park can be included. Table 3.3 at page 3-11 acknowledges potential noise impacts to the MHPA but no specific mitigation, only general concepts, are proposed other than as to avian species and construction noise. At page 3-10 lighting impacts are addressed but only to the MHPA.
- At page 9.1 et seq. the SEIR identifies project alternatives: Off-site Alternative Locations, Agricultural Use Alternative, and Single-family Residence Alternative. But only three alternatives are studied: Alternative 1 - No Project/No Build Alternative, Alternative 2- Sensitive Nesting Bird Construction Impact Avoidance, Alternative 3 - Construction Noise Impact Avoidance. What is missing is any meaningful discussion of a reduced

project size alternative, alterations to the footprint or bulk and height of the project or inclusion of buffers from the wildlife corridor or sensitive areas to reduce impacts to wildlife and to the River Park. The reduced height alternative is briefly mentioned at Section 9.5 but is quickly rejected as one of the alternatives eliminated from detailed analysis.

- The SEIR fails to adequately consider the restoration of over 200 acres of San Dieguito Lagoon tidal wetland habitat immediately to the west of the project site and a critical part of the wildlife corridor and regional connectivity. The draft EIR also fails to discuss the potential impacts that the building mass, combined with other recently constructed adjacent buildings, would create in limiting the movement of wildlife through this area. A huge public investment in land preservation and habitat restoration has been made in the adjacent lagoon and Gonzales Canyon wildlife corridor over the past ten years. Community efforts and organizations have improved the MHPA wildlife corridor's function by restoring native habitat and replacing a culvert under El Camino Real with a wildlife uncrossing to better accommodate wildlife movement from the corridor to the restored lagoon.
- The cumulative impacts of adding this project in combination with the others approved on this mesa is not sufficiently addressed or mitigated in the SEIR. The site is not "underutilized" as purported in the SEIR, but merely designated park and open space and zoned agriculture as appropriate for its location. Allowing this project directly adjacent to the MHPA corridor conflicts with the tremendous progress made in preservation and habitat protection to implement the vision of the San Dieguito River Park. This project combined with the adjacent buildings will harm the function and values of the corridor with its edge effects. The proposed project's required narrow setback is insufficient to mitigate impacts to the corridor's function and importance to needed wildlife linkages.

### Conclusion

It is recommended that the SEIR be updated and recirculated if required to address these deficiencies and that if the project is to proceed that impacts to wildlife and the San Dieguito River Park be fully mitigated. Thank you for this opportunity to comment on the SEIR and please let the undersigned know if any additional information from the JPA would be helpful.

For your record, the JPA board considered the SEIR and a draft comment letter recommended by the JPA's Citizen Advisory Committee at the JPA's Board meeting

of June 16, 2023 and voted unanimously to appoint Board member Worden and Board alternate Kazmer to revise the letter to reflect the Board's discussion. Board Chair La Cava and Quintin Grounds Board alternate for Marni Von Wilpert, both representing the City of San Diego on the *IPA* Board, abstained from voting in conformance with JPA policy. Accordingly, the JPA Executive Director was asked by the Board to sign this letter rather than Chair La Cava.

Sincerely,



Shawna Anderson  
Executive Director

Passed June 16, 2023 Board Meeting:

AYES: 6 (KHOURY, PEPIN, WORDEN, GARCIA, G KAZMER, ALTERNATE FOR ANDERSON, MACDONALD)

NOES: 0

ABSTAIN: 2 (LACAVA, Q-GROUNDS ALTERNATE FOR VON WILPERT)

ABSENT: 1 (LAWSON-REMER)