

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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Association

Kevin McKernan  
Executive Director

**AGENDA  
SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK  
CITIZENS ADVISORY COMMITTEE**

Friday, February 7, 2020  
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 distributed by e-mail only. If you do not have an e-mail address, 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 January 10, 2020 Minutes (Page 3)

Chair's Report

Chair

Executive Director's Report

Staff

Public Comment

Public

DISCUSSION/ACTION

1. SANDAG Presentation of Double Track Railroad Alignment Alternatives (Page 7)
2. CAC Recommendation on Marisol Project (Page 10)
3. Committee Reports
  - a. Project Review Committee

b. Trails Committee

c. Interpretation Committee

#### INFORMATION

4. Park Project Status (oral)

a. Ranger Station

5. Communications An opportunity for any CAC member or the public to bring to the CAC's attention a project or activity not reviewed by the Project Review Committee in their reports

Adjournment

Chair

The next meeting is scheduled for March 6, 2020

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

**SAN DIEGUITO RIVER PARK  
CITIZENS ADVISORY COMMITTEE  
Minutes of January 10, 2020**

**MEMBERS PRESENT**

Jeff Barnouw  
Phil Pryde  
Jan Fuchs  
Linda Ostser  
Maggie Brown  
Herb Dackerman  
Judy LaVine  
Liz Gabrych  
Dorothy McLin  
Don Wendt  
Rikki Schroeder  
Jeremy Blakespear  
Carol Kerridge  
Peter Shapiro  
Bill Michalsky  
Carol Carr  
Jacqueline Winterer

**REPRESENTING**

CAC, Chair  
Audubon Society  
Carmel Valley Planning Board  
Del Dios Town Council  
Friends of the San Dieguito River Valley  
Julian Community Planning Group  
Lake Hodges Native Plant Club  
League of Women Voters  
Lomas Serenas Property Owners  
Ramona Trails  
San Diego County Farm Bureau  
San Diego Mountain Bike Association  
Del Mar Lagoon Committee  
San Dieguito River Valley Conservancy  
Sierra Club  
Walkabout International  
Coastal Property Owner

**VISITORS/STAFF PRESENT**

Kevin McKernan  
Brenda Miller  
Shawna Anderson  
John Degenfelder

San Dieguito River Park JPA  
San Dieguito River Park JPA  
San Dieguito River Park JPA  
Ramona Trails

**Roll Call and Introductions**

Chair Barnouw convened the meeting at 10:34 at the San Rafael Parish, 17252 Bernardo Center Drive, Rancho Bernardo.

Individual introductions were made and a quorum was met with 16 members in attendance.

**Approval of Minutes- November 1, 2019**

Maggie Brown moved to approve the minutes of November 1, 2019 and Bill Michalsky seconded the motion with 16 members in favor.

**Chair's Report** – No report.

**Executive Director's Report** – Executive Director McKernan reported that the Ranger Station is coming along great and that move in is anticipated for February. An open house event is being planned for April. Director McKernan reported on some trail issues; due to storms during the Thanksgiving holiday the Horsepark Trail Bridge suffered damage. The issue has been fixed temporarily and staff is working with the 22<sup>nd</sup> Agricultural District for more permanent repairs.

He continued to report that the bridge is safe to walk on. There was another issue of a sinkhole in the middle of the trail, 50 feet from the river. Director McKernan gave kudos to the dust devils and rangers for moving rock and gravel into the hole, and creating a french drain style repair.

**Public Comment** – Jan Fuchs asked if anything has happened with the discussions regarding the Surf Cup trail issue. Maggie Brown read a recap of the October and December JPA meeting actions. Ms. Brown handed out copies of her report and reported that the JPA Board formed a subcommittee to look into the issue of the trail construction delays. She also encouraged CAC members to visit the Coalition to Preserve Polo Fields Neighborhood website. Jeremy Blakespear asked Maggie what the end goal is. Maggie stated that regarding the Friends of the San Dieguito River Valley lawsuit against Surf Cup and City their position is that an EIR should have been required for the new Surf Cup lease. She also shared information regarding the grant deed on the property. Director McKernan provided an update that the JPA subcommittee will meet next week and that it is not a public meeting. Phil Pryde shared that he will offer an intermediate birding course beginning February 22<sup>nd</sup>. Don Wendt said the Santa Ysabel Nature Center is open and was dedicated on January 14<sup>th</sup>. Bill Michalsky said that the Surf Cup issues will be heard and discussed at the Carmel Valley Planning Board meeting on January 23<sup>rd</sup> at the Carmel Valley Library.

## **DISCUSSION/ACTION**

### **1. Committee Reports**

- a. **Project Review Committee** – Jan Fuchs reported that the next PRC meeting will be Tuesday, Jan 21<sup>st</sup> at 1:00p.m. The agenda will include the SANDAG double track project in Del Mar. Principal Planner Shawna Anderson said that she was inviting SANDAG to present the five rail alignment alternatives at an upcoming CAC meeting. The City of Del Mar is looking at the five alternatives and narrowing it down to two recommended for further study. Ms. Anderson will attend the Del Mar Lagoon Committee meeting January 15<sup>th</sup> to learn more about the City of Del Mar's process to evaluate the five alternatives and selecting two. Ms. Anderson will invite SANDAG to the February CAC meeting. Jan Fuchs said that another topic on the agenda is the Marisol project on the bluffs in Del Mar. Ms. Fuchs continued that the DEIR was released for public review during the holidays and that the CAC will not be able to discuss in depth as comments are due February 3<sup>rd</sup>. Ms. Anderson will present her DEIR comments to the JPA board at their January 17<sup>th</sup> meeting and the draft comments will be included in the JPA board meeting agenda posted to the JPA website today.
- b. **Trails Committee** – Carol Carr reported that in the last few meetings the committee has been discussing trail safety and etiquette. One goal of the committee is to improve safety on the narrow sections of trail beginning with Raptor Ridge.

The committee has invited Ranger David Hekel to attend the next meeting on February 11<sup>th</sup>. Ranger Bryan Ward posted a link to the Share and Be Aware video on the SDRP.org website. It is located on the General Park Rules page on the Trails menu. Jeremy Blakespear said burden of safety falls heavily on the mountain bikers and that all trail users should be educated. The use of ear buds, necessity of water, signs, condition of trail and other safety issues were discussed.

- c. **Interpretation Committee-** Liz Gabrych reported that there was no meeting in December. She reported that at the November meeting the committee discussed the Pamo Valley interpretive panels. They also reviewed a new app to document the condition of signs along the trails. Ms. Gabrych stated that Sikes Adobe is celebrating their 150<sup>th</sup> anniversary in 2020. Leana Bulay has a goal of funding construction of a barn at Sikes that will be used for meeting space. The Sikes caretaker, David Marriott also the founder of the Monarch Program passed away in November. Director McKernan promoted the Sikes Valentine Teas to be held at Sikes February 8<sup>th</sup> and 9<sup>th</sup>.

## **2. Election of Officers, Chair & Vice-Chair**

Chair Barnouw opened nominations for the Chair and Vice-Chair positions. Jan Fuchs made the motion to nominate Jeff Barnouw for Chair and Jacqueline Winterer for Vice-Chair. Phil Pryde seconded the motion.

All in favor.

## **3. Discuss San Dieguito River Park Lagoon Ranger Station Conference Room Reservation Policy**

Director McKernan discussed that reservations will be taken for using the conference room at the new Ranger Station and provided a draft reservation policy. The Ranger Station proposed hours of operation are 9 a.m. to 3 p.m. A public restroom will be open during working hours. There was a discussion of capacity (15-20 people), chairs, tables, television, white board, small kitchenette, and restroom. A generous donation was received for furniture. Director McKernan thanked all who had made donations including; The Friends of the San Dieguito River Valley, Jeff Barnouw, Carol Carr, and Tom Carr. The San Dieguito River Valley Conservancy has pledged to donate the solar panels and car charger.

## **INFORMATION**

### **4. Park Project Status (oral)**

#### **b. Osuna Segment of the Coast to Crest**

Principal Planner Shawna Anderson said that the grant application notifications by the Natural Resources Agency are not expected until early to mid-March.

5. **Communications** – Jeremy Blakespear said that registrations are open for the Archipelago Ride which will go through sections of the River Park in the Del Dios area. The race will be held April 4<sup>th</sup> 7AM – 3PM. The San Diego Mountain Biking Association is hosting the annual 42-mile event and anticipating 300 participants. Director McKernan added that the race has been authorized through the River Park's event policy. He also announced that Ranger Dave is having a mountain bike patrol training this Sunday at the main River Park office 9:00 A.M. Jacqueline Winterer reported news from the coordination meeting that the San Dieguito River Valley Conservancy /or the County of San Diego may plan to purchase 160 acres in the Del Dios area.

Bill Michalsky made the motion to adjourn the meeting and Maggie Brown seconded the motion.

Chair Barnouw adjourned the meeting at 11:29 AM.

## Agenda Item 1

### February 7, 2020

**TO:** CAC

**FROM:** Staff

**SUBJECT:** Double Track Railroad Alignment Alternatives between San Dieguito Lagoon and Sorrento Valley

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The San Diego Association of Governments (SANDAG) is in the process of improving the coastal rail corridor in San Diego County including double tracking the rail line to improve service and safety. The corridor and work is part of the regional Los Angeles-San Diego-San Luis Obispo (LOSSAN) rail corridor. The double tracking is in various stages of completion along the 60-mile long San Diego coastal corridor including some sections already double tracked and others funded but not yet constructed. The section that travels through Del Mar from Solana Beach and further south to Sorrento Valley is planned to be double tracked but is not yet funded. SANDAG has studied five alignment alternatives for this section and is seeking additional funds to conduct more detailed studies.

A separate but related project is to replace the existing railroad bridge that crosses the inlet of the San Dieguito Lagoon and to add a special events rail platform at the Fairgrounds. That project is designed but not yet funded for construction. According to SANDAG the bridge replacement and platform will proceed as a separate project and is not dependent on the timeline of the rest of the double tracking. SANDAG is also conducting several phases of track and bluff stabilization on the existing alignment along the Del Mar bluffs south of the bridge.

SANDAG released a report in 2017 that evaluated the engineering and environmental constraints of five track alignment alternatives (Attachment A) and intends to reduce the number of options for further study with the objective of eventually selecting one for construction. As part of this effort, SANDAG suggested that the City of Del Mar select their two preferred alignments. Del Mar plans to hold public meetings in early 2020 to gather community input with the goal of identifying their two preferred options. Del Mar will be seeking input from their Lagoon Committee and other organizations including the San Dieguito River Park. SANDAG's constraints report for the San Dieguito section is available for download on their project [website](#).

SANDAG representatives will attend this CAC meeting to present the findings of their 2017 alternatives study and their project timeline. The JPA's Project Review Committee plans to discuss the five alignments at their next meeting in February (2/24/20) and provide a recommendation for two preferred alignments at the CAC's next meeting (March or April) for final consideration and recommendation to the JPA Board.

Respectfully submitted,

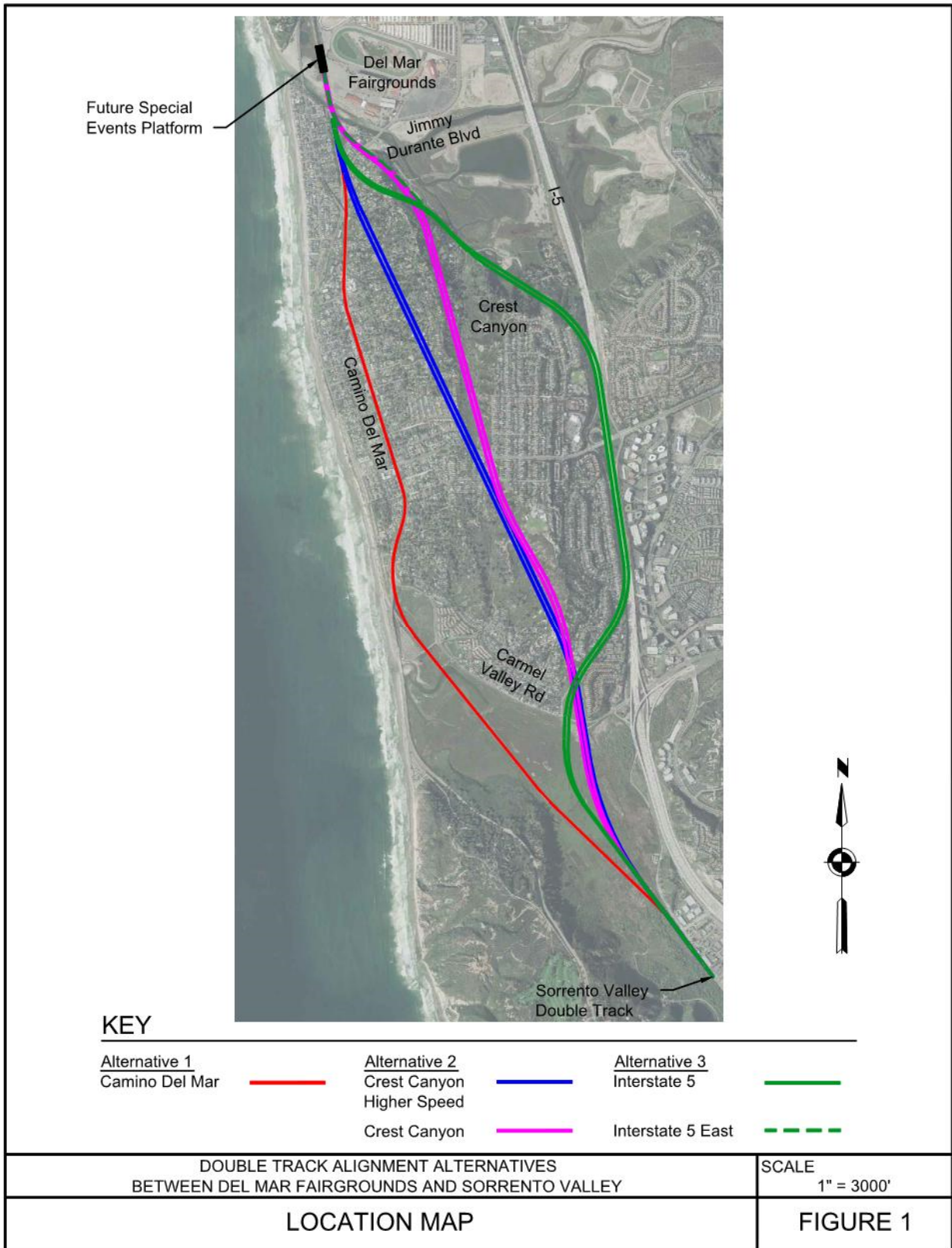
**Agenda Item 1**  
**February 7, 2020**

Shawna Anderson  
Principal Planner

Attachment A: San Dieguito Double Track alignment alternatives



Conceptual Engineering and Environmental Constraints for Double Track Alignment Alternatives  
Between Del Mar Fairgrounds and Sorrento Valley



## **Agenda Item 2**

### **February 7, 2020**

**TO:** CAC

**FROM:** Staff and Project Review Committee

**SUBJECT:** Marisol Specific Plan Project

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#### **SITUATION:**

The Marisol Specific Plan project is proposed in the City of Del Mar on the coastal bluff mesa top above North Beach (also known as Dog Beach) on the north side of the lagoon inlet. The 17.45-acre project site is made up of seven private parcels on the coastal bluff west of Camino Del Mar and is adjacent to the North Bluff Preserve (James Scripps Bluff Preserve) at the top of the bluff (Attachment 1, project location).

This project is unique in that it will be placed as a developer initiative on Del Mar's March 2020 ballot for a public vote on whether to approve the Specific Plan. The Specific Plan would replace the existing low-density residential land use designation with approval to construct a commercial resort with a range of 118 to 182 units (hotel rooms and villas) and 22 affordable housing units. Other development would include conference and event space, commercial uses, a restaurant, a 408-space underground parking garage, and a public trail around the perimeter of the site (Attachment 2, site plan). Buildings would range from one to three stories (maximum 46 feet tall) with the majority of the structures being two and three stories (Attachments 3 and 4, building heights and conceptual renderings). Approximately 410,970 square feet of development is proposed. The structures would be set back 40 feet from the coastal bluff edge. The project would also build a public restroom at the edge of North Beach and a public staircase to access the new perimeter trail.

Although development ballot initiatives are not required to comply with the California Environmental Quality Act (CEQA), the Marisol ballot initiative specifically states that an Environmental Impact Report (EIR) would be prepared. A Draft EIR was released for public review in December 2019 with comments due February 3, 2020. The JPA Board approved comments on the Marisol EIR at their January 17<sup>th</sup> meeting and a letter was subsequently sent to the City (Attachment 5). The EIR comments focus on issues of relevance to the SDRP Concept Plan including Aesthetics, Hydrology/Water Quality, and Land Use. It is important to note that the JPA Board did not take a position on the project ballot initiative. The initiative will be put to a public vote in Del Mar and related discretionary actions regarding project design details would be considered in the future by Del Mar staff and elected officials including certifying the EIR (assuming the initiative passes).

If the ballot measure passes, the City would be responsible for implementing related project approvals for the Marisol Specific Plan including discretionary actions before the

## **Agenda Item 2**

### **February 7, 2020**

City's Planning Commission, Design Review Board, and others. The project also requires approval by the California Coastal Commission. If the ballot measure fails (i.e., the voters decide to not approve the Specific Plan), the project would not go forward as currently proposed and the current zoning of low-density residential would remain.

In addition to submitting comments on the EIR, members of the JPA Board asked that the Marisol project be put on their next meeting agenda (scheduled February 21, 2020) specifically to address whether the proposed project is consistent with the goals and objectives of the San Dieguito River Park's Concept Plan (Attachment 6). The Project Review Committee subsequently at their January 21<sup>st</sup> meeting discussed the project and voted unanimously that the project is inconsistent with two Concept Plan objectives (discussed further on in this staff report).

#### **ISSUES:**

The Marisol project site is located within the San Dieguito River Park's Focused Planning Area in Landscape Unit A – Del Mar Coastal Lagoon (San Dieguito River Park Concept Plan). The focus of this landscape unit is protecting and restoring the San Dieguito Lagoon; protecting "the sweeping open space views"; development compatibility with the "open space character" both in terms of "visual compatibility and intensity of use"; and preserving/enhancing "view opportunities of the lagoon and ocean from trails and existing circulation routes".

Because the project site is privately-owned and zoned for residential use (one single-family home exists on one of the parcels), some level of development on the bluff is expected. Based on the site's existing zoning and other City regulatory restrictions, the level of anticipated future development has been one- to two-story homes. According to the EIR, current zoning could allow from 7 to 23 single-family homes on the site (depending on lot configuration). In addition to the low-density zoning, three protective overlay zones exist on the site that serve to protect public safety and "preserve the scenic sandstone bluffs" (City Municipal Code): the Bluff, Slope and Canyon (BSC) Overlay Zone, the Coastal Bluff Overlay Zone, and the Beach Overlay Zone. These overlay zones contain standards for bluff set back distances, low density development, and other regulations that recognize the "unique landforms for visual relief and diversity within the City". For example, the BSC Overlay Zone requires that residential development be clustered to "maximize the amount of undeveloped open space" in the context of protecting coastal bluffs. The Marisol Specific Plan would remove these overlay zones from the project site.

Although the proposed project appears to be consistent with some of these regulations (for example, structures are set back 40 feet from the bluff edge consistent with the BSC Overlay), there would be a dramatic difference in density and appearance between what the existing zoning would allow and the proposal to build a 3-story resort and up to 204 units (2-3 stories) on the 17-acre site. Currently, the BSC Overlay Zone would prohibit structures over 14 feet high on the site. The project would be visible from the Coast to

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### February 7, 2020

Crest Trail and the Dust Devil Nature Trail and, due to the location of the prominent coastal bluff and the proposed height of the structures, the resort and villas would be visible and extend above the Del Mar Fairgrounds. Ocean views from the SDRP trails would still exist.

It is the opinion of the PRC and JPA staff that the project is inconsistent with the following two SDRP Concept Plan objectives:

CONSERVATION OF SENSITIVE RESOURCES – Preserve the existing natural character, visual quality, and sensitive resources of the open space corridor, including the preservation, enhancement, and protection of sensitive coastal wetlands, hillsides, riparian and other freshwater habitat, native vegetation and historical and cultural resources. (Emphasis added)

ESTABLISHMENT OF DESIGN GUIDELINES – Establish and seek to have enforced design and development standards for future development within the Focused Planning Area that would ensure the retention of the largely rural character of the planning area and would limit the visual and physical encroachment of development into the Focused Planning Area. (Emphasis added)

The primary reasons why the Marisol Specific Plan project does not meet these objectives are as follows:

- The project would develop 70 percent of the site and increase development to a maximum of 410,970 square feet (currently one home exists onsite) and would remove the existing zone overlay protections already in place to protect the existing natural character of the site. Although 7 to 23 dwelling units could be developed on the site under existing zoning, how those overlay regulations are implemented is discretionary with much authority for the City to require clustering, setbacks, and other measures that would preserve open space and the natural character. The project would build a public trail around the perimeter of the site, but it does not increase open space on the site and would develop the majority of it with 2- and 3-story structures.

- The project would greatly increase impervious surfaces compared to the existing condition and thus increase runoff (from rainfall and irrigation) into the nearby lagoon. All stormwater would be directed into the City's stormwater system that discharges into the lagoon. Although the project would be required to comply with current restrictive stormwater runoff standards including filtering stormwater onsite, the quantity of site runoff would greatly increase and could cause impacts to the lagoon (this was considered insignificant in the EIR).

- The City's existing zoning standards that apply to the project site are rigorous and were adopted specifically to protect the coastal bluffs and coastal resources. According to the Del Mar Municipal Code, the purpose of the BSC overlay zone is to "preserve the scenic sandstone bluffs and related canyons and steep slopes which characterize the area within

## **Agenda Item 2**

### **February 7, 2020**

the zone". The overlay zone also requires standards such as "in order to preserve viewsheds and the open space appearance of the area from a distance structures shall be designed to be subservient to the natural landforms on the site..." and "no structure shall exceed a height of 14 feet..." These standards would limit visual and physical encroachment. The Marisol Specific Plan would remove the overlay zones from the project site and although as currently proposed may comply with some standards, it would greatly increase the amount of allowed physical development and remove the ability to enforce established protective standards. The development would also substantially increase lighting and noise that would intrude into the existing visual quality of the surrounding scenic area (beach, bluffs, wetlands, trail views). Because the JPA does not have land use authority the Concept Plan addresses "the responsibilities of other public agencies and the region at large for the long term protection of the river valley." Del Mar's existing development standards are in place to protect the site resources and the removal of those standards and replacement with the Marisol Specific Plan would not be consistent with the SDRP Concept Plan.

The PRC requests the CAC consider making a recommendation to the JPA Board stating that the Marisol Specific Plan project is inconsistent with the SDRP Concept Plan goals and objectives.

Respectfully submitted,

Shawna Anderson  
Principal Environmental Planner

Attachments:

1. Marisol project site
2. Marisol Specific Plan Site Plan
3. Marisol Maximum Allowed Building Heights
4. Conceptual Renderings
5. JPA EIR Comments
6. Concept Plan goals and objectives

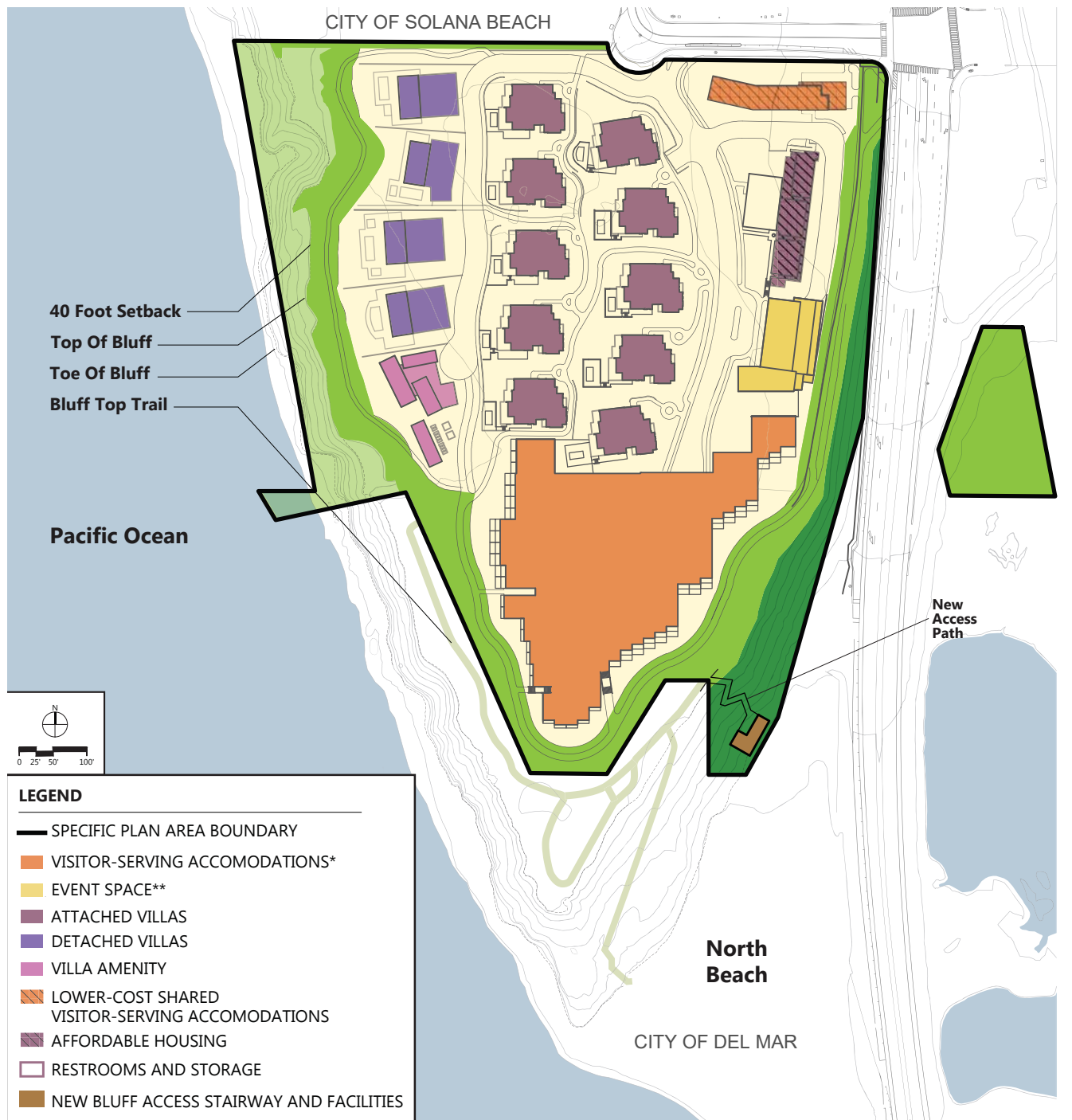


INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

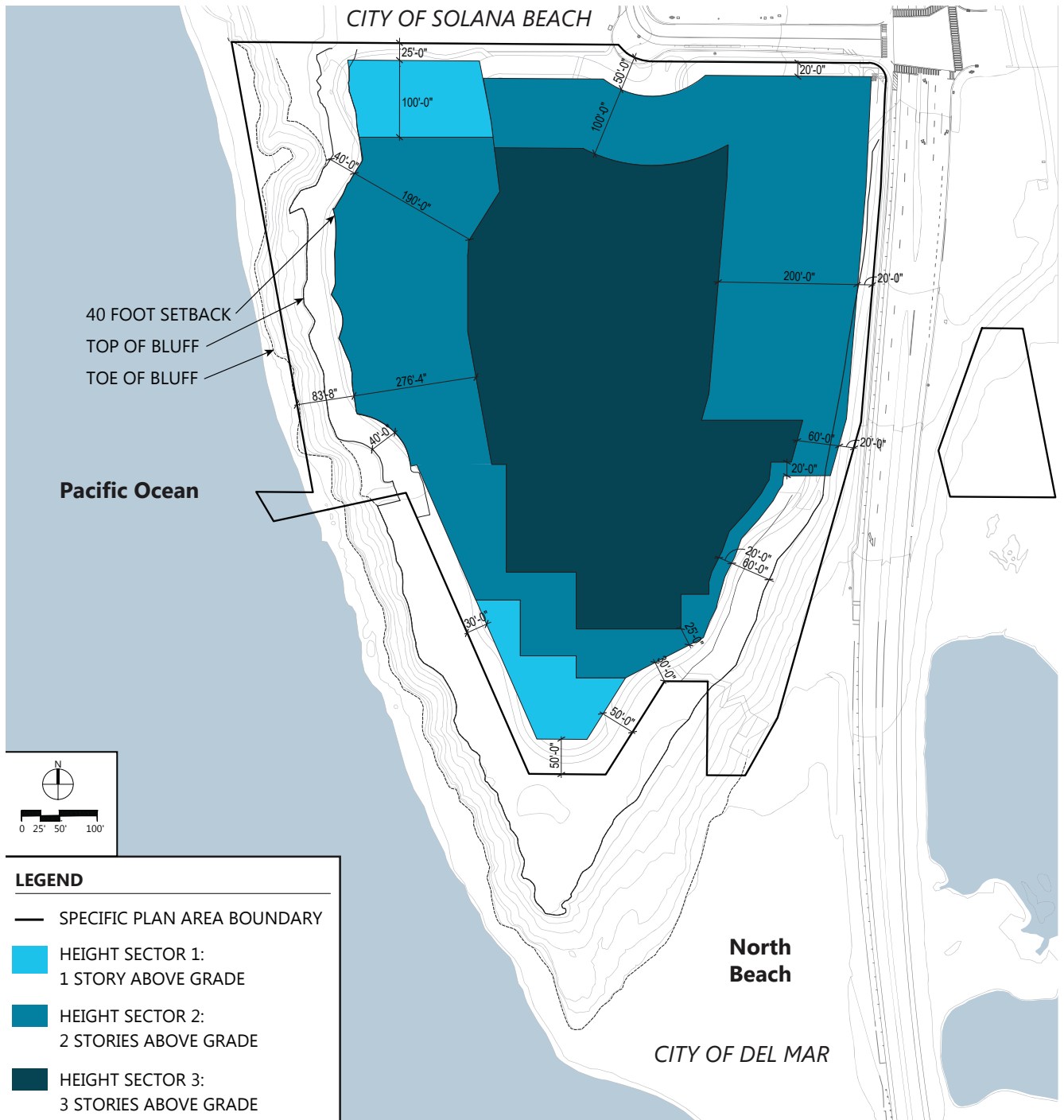
Figure 1-3 Specific Plan Area



Marisol Specific Plan



Source: Dudek 2019



Source: Dudek 2019

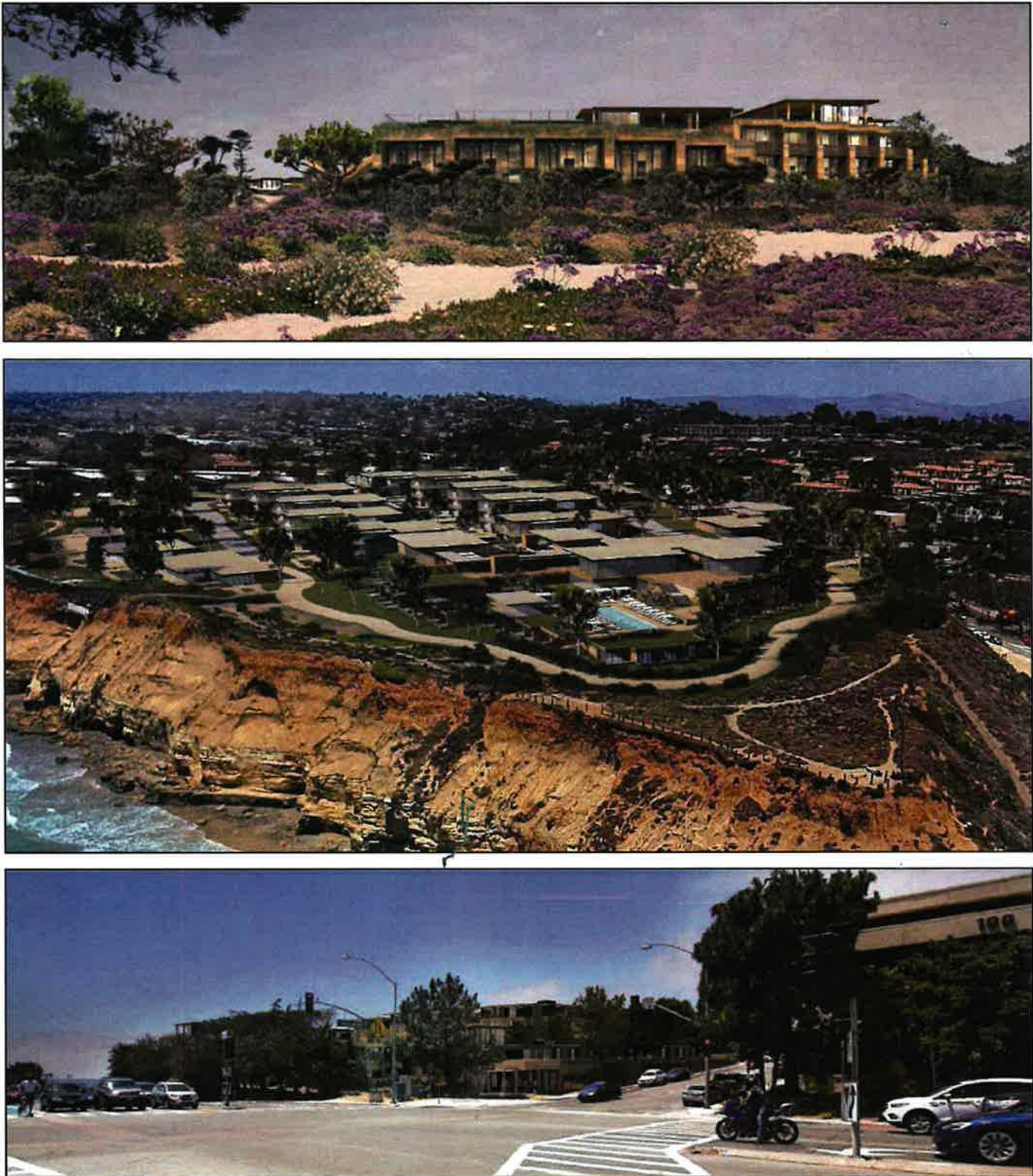


INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

MARISOL

Chapter 4. Design Guidelines

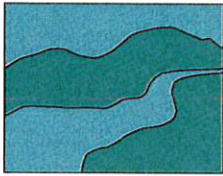
Figure 4-1 Conceptual Renderings



This is a conceptual plan. The depictions are illustrative only and not binding as to the exact configuration and location of the uses and improvements. This conceptual plan is subject to the public review procedures and requirements for Subsequent Project Approvals in Chapter 5, Implementation, Administration and Financing.

Marisol Specific Plan





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Dustin Fuller, Ex Officio  
22nd District Agricultural  
Association

Kevin McKernan  
Executive Director

January 27, 2020

Attn: Matt Bator, Senior Planner  
City of Del Mar  
1050 Camino Del Mar  
Del Mar, CA 92014

Via email: mbator@delmar.ca.us

**Subject: Comments on Marisol Specific Plan Initiative Draft EIR  
SCH #2017091081**

Dear Mr. Bator:

Thank you for the opportunity to comment on the Marisol Draft EIR. On January 17, 2020, the San Dieguito River Park JPA Board took action to approve the DEIR comments included in this letter. Our comments are as follows:

1. The DEIR does not address the privately-owned remnant parcel located east of Camino Del Mar (APN 2982410700, DEIR Figure 3-1). Based on discussions with Del Mar staff in 2017, we understand that the parcel is to be preserved as open space. What is the status of the remnant parcel and how will it be preserved? The JPA supports incorporating the parcel into the surrounding lagoon open space and requests that any restrictions imposed by the city not preclude the possibility of placing the Coast to Crest Trail on a portion of the parcel in the future.
2. As described in the DEIR (page 4.1-14), the project would be visible from the Coast to Crest Trail and the Dust Devil Nature Trail and, due to elevation of the prominent coastal bluff and the proposed height of the structures, the resort and villas would be visible and extend above the Del Mar Fairgrounds. The aesthetic analysis in the DEIR (pages 4.1-34 and 39) seems to rely on architectural details and paint color as mitigation for visual impacts, none of which has been determined (to be determined in future discretionary reviews). The DEIR understates the dramatic change between potential low-density residential allowed on the bluff top under current zoning and what is proposed by the Specific Plan. The DEIR concludes that visual impacts would be less than significant from key viewpoints that include views from public trails. It is the JPA's opinion that the proposal to prepare an Enhanced Landscaping Plan is not adequate mitigation and impacts to the viewshed of the San Dieguito River Park would be significant and unmitigated.

3. The purpose of the BSC and Coastal Bluff overlay zones in place on the project site for many years are to "preserve view sheds and the open space appearance of an area from a distance", to ensure that "structures be subservient to the natural landforms on site", and to prevent intrusion of development on a scenic resource. Design review standards associated with BSC overlay zone include restricting building heights to a maximum of 14 feet. However, the DEIR states that single-family residences on the site could be up to two stories (26 feet high). The proposed project does not comply with the goals and standards of the overlay zones, which also help to implement the objectives of the San Dieguito River Park Concept Plan to preserve the area's open space character.

Although the proposed 40-foot set back from the bluff edge would help to reduce impacts, it would not mitigate what would be a dramatic change in the open space and natural character of the bluff with the introduction of multiple 3-story structures on a majority of the site. The proposed building mass, heights, and lighting would interfere with public views of the ocean and coastal bluffs and the impact would be significant and unmitigated.

4. The DEIR concludes that impacts from increased lighting on the mesa top in comparison to existing conditions would be significant. The JPA agrees with this conclusion but is concerned that proposed mitigation of a lighting plan and some lighting restrictions would be inadequate to fully mitigate the impacts from such a dramatic increase in night lighting. Impacts to the San Dieguito River Park could be significant and unmitigated.
5. The DEIR compares the proposed project with what could potentially be built on the site under the existing zoning regulations. However, the conclusions reached regarding the significance determinations regarding existing zoning scenarios and the proposed resort and 182 units is the same (Table 7-1). The DEIR draws the conclusion that there would be only a small reduction in impacts for aesthetics and lighting but they would largely be the same under low density development and the proposed project. This conclusion of site alternatives dismisses the difference that appears significant between the two scenarios.
6. The proposed project would be required to comply with water quality regulations for stormwater including treating all runoff onsite before it enters the City stormwater system. Because the stormwater would eventually be discharged into the San Dieguito Lagoon (currently minimal site runoff drains onto the beach), the quality and quantity of that stormwater could greatly impact the lagoon over the life of the project. As described in the DEIR, stormwater runoff quantities would greatly increase due to the increase in impervious surfaces compared to the existing condition. The JPA would appreciate being

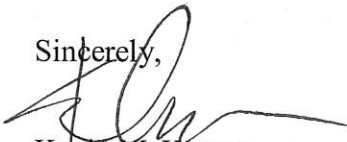
Mr. Bator  
Marisol Specific Plan DEIR Comments  
Page 3

consulted and included in reviewing all project stormwater treatment design proposals, structural BMPs, construction and post-construction BMPs, and hydromodification plan.

7. Related to the stormwater issue mentioned above, the restoration of the San Dieguito Lagoon by SCE and the future restoration by SANDAG (W-19) have and will continue to greatly improve the health of the San Dieguito Lagoon. These restoration projects should be considered in designing project stormwater BMPs and hydromodification measures so as not to damage the gains made by these important restoration projects.

Please feel free to contact our Principal Planner Shawna Anderson at [shawna@sdrp.org](mailto:shawna@sdrp.org) if you would like to discuss these comments further.

Sincerely,



Kevin McKernan  
Executive Director

Passed January 17, 2020 JPA Board Meeting:

AYES: 4 (BARNOUW, DIAZ, JACOB, HEGENAUER)

NOES: 3 (GASPAR, GROSCH, KERSEY)

ABSTAIN: 0

ABSENT: 2 (BRY, WORDEN)



**SAN DIEGUITO RIVER PARK PLANNING FRAMEWORK****Park Vision**

TO CREATE AN OPEN SPACE PARK WITHIN THE SAN DIEGUITO RIVER VALLEY THAT WILL PROTECT ITS UNIQUE RESOURCES, WHILE PROVIDING COMPATIBLE RECREATIONAL OPPORTUNITIES FOR THE SAN DIEGO REGION

**Overall Goal Statement**

Preserve land within the Focused Planning Area of the San Dieguito River Park as a regional open space greenway and park system that protects the natural waterways and the natural and cultural resources; provides compatible recreational opportunities that do not damage sensitive lands; and provides a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian, and bicycle trails encompassing the San Dieguito River Valley from the ocean to the river's source and beyond.

**Park Objectives**

The Joint Powers Authority, with considerable assistance from the Citizens Advisory Committee, has developed Park objectives that address not only the role that the JPA has in the preservation of the San Dieguito River Valley, but also the responsibilities of other public agencies and the region at large for the long term protection of the river valley. These goals and objectives are summarized below, and presented in full, as adopted by the JPA on February 16, 1990, in Appendix C of this plan.

- **PRESERVATION OF OPEN SPACE** - Establish a continuous open space corridor throughout the length of the Focused Planning Area that preserves natural habitats, protects linkages for wildlife movement and provides compatible areas for recreation opportunities.
- **CONSERVATION OF SENSITIVE RESOURCES** - Preserve the existing natural character, visual quality, and sensitive resources of the open space corridor, including the preservation, enhancement, and protection of sensitive coastal wetlands, hillsides, riparian and other freshwater habitat, native vegetation and historical and cultural resources.
- **PROTECTION OF WATER RESOURCES** - Optimize the water quality and quantity of all groundwater resources and surface water bodies within the planning area through water conservation, erosion control, pollution control and restoration.
- **PRESERVATION OF THE NATURAL FLOODPLAIN** - Maintain the 100-year floodplain and sheetflow areas within the planning area in an open configuration with a natural channel and provide adequate area for the normal stream waters to meander

## **PLANNING FRAMEWORK**

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through the floodplain. The 100-year floodplain and sheetflow areas will be preserved for open space uses such as recreation, wildlife habitat or agriculture.

- **RETENTION OF AGRICULTURAL USES** - Retain and encourage responsible agriculture in appropriate areas.
- **CREATION OF RECREATIONAL AND EDUCATIONAL OPPORTUNITIES** - Create a scenic trail and interpretive system and establish recreation areas including water related uses, which are compatible with the natural values of the river system.
- **ESTABLISHMENT OF DESIGN GUIDELINES** - Establish and seek to have enforced design and development standards for future development within the Focused Planning Area that would ensure the retention of the largely rural character of the planning area and would limit the visual and physical encroachment of development into the Focused Planning Area.

### **The Purpose Of This Plan**

This Concept Plan provides the planning framework that will enable the realization of the overall park objectives. For nearly two decades, community leaders and concerned citizens have sought to protect the San Dieguito River Valley from inappropriate development proposals. The major goals uniformly held by these dedicated individuals include:

PRESERVATION OF OPEN SPACE

PROTECTION OF NATURAL AND CULTURAL RESOURCES

CREATION OF A SCENIC TRAIL SYSTEM

ESTABLISHMENT OF APPROPRIATE RECREATIONAL AREAS

These goals along with the more specific goals and objectives developed by the JPA Board and the Citizens Advisory Committee have been molded into one consistent and comprehensive vision for the entire 55-mile-long open space park.

As a framework document it is not intended that this plan contain the detailed background information that is provided in previous planning studies for this area, nor does this plan contain the level of specificity that future master park plans will provide. Rather, it is the purpose of this concept plan to merge the goals and recommendations of previous planning efforts into one overall conceptual plan that represents the unified expression of the desires of the citizens of San Diego County for the San Dieguito River Valley.

### **Visual Image**

Numerous persons participated in the workshops that were held during the development of this Concept Plan, and numerous others participated in the previous planning efforts for the river valley. These representatives of the community have helped to develop the themes and concepts described in this plan. In order to realize the dream embodied in this document it will be