

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 Kristin Gaspar
Supervisor, County of San Diego

Vice-Chair Barbara Bry
San Diego City Council

Dwight Worden
Del Mar City Council

Olga Diaz
Escondido City Council

Dave Grosch
Poway 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.

**Friday, January 17, 2020
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 December 13, 2019 (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. Election of 2020 JPA Officers and Committee Appointments (Page 7)
2. Approve Citizens Advisory Committee Chair/ Vice-Chair Officers (Page 8)
3. Discussion of Marisol Specific Plan Initiative Draft EIR (Page 9)

INFORMATION

4. Project Status Updates

a. Ranger Station

5. 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

6. Jurisdictional Status Reports

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

7. Communications

THE NEXT REGULAR JPA MEETING WILL BE February 21, 2020

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

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
Minutes of December 13, 2019**

MEMBERS PRESENT

Kristin Gaspar – Chair
Barbara Bry- Vice-Chair
Dwight Worden
Mark Kersey
Dianne Jacob
Dave Grosch
Jeff Barnouw

MEMBERS ABSENT

Olga Diaz
Judy Hegenauer
Dustin Fuller

VISITORS/STAFF PRESENT

Kevin McKernan
Wayne Brechtel
Brenda Miller
Shawna Anderson
Ricky Flahive
Jacqueline Winterer
Maggie Brown
Monique Tello
Adam Wilson
Sue Carr

REPRESENTING

County of San Diego
City of San Diego
City of Del Mar
City of San Diego
County of San Diego
City of Poway
Citizens Advisory Committee

REPRESENTING

City of Escondido
City of Solana Beach
22nd District Agricultural Association

San Dieguito River Park JPA
JPA Counsel
San Dieguito River Park JPA
San Dieguito River Park JPA
San Diego City Council District 1
Friends of San Dieguito River Valley
Friends of San Dieguito River Valley
San Diego City Council District 5
County of San Diego
Coalition to Preserve Polo Fields Neighborhood

Introduction and Announcements

Chair Gaspar convened the meeting at 11:00AM in the County Administration building, 1600 Pacific Highway, Room 302/303, San Diego, CA 92101

Pledge of Allegiance

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

Approval of Minutes of October 18, 2019

Boardmember Jacob made the motion to approve the minutes of October 18, 2019 with the correction of “strong mayor form of government” wording in agenda item 3. Boardmember Bry seconded the motion.
Yes votes: Gaspar, Jacob, Bry, Barnouw, Grosch, Kersey
Absent: Diaz, Hegenauer, Worden

Executive Directors Report- Executive Director McKernan showed a PowerPoint presentation with a current picture of the Coast Ranger Station at 85% completion with anticipated occupancy in February and a recap of the funding and expenditures on the project to date. Director McKernan also showed a

photo of recent storm damage to the Horse Park Bridge and the repairs that have been made. He also gave a recap of the events of this past year, San Dieguito River Park's 30th year.

Public Comment– Sue Carr introduced herself as a neighbor of the Polo Fields and part of a coalition group of neighbors and HOAs near the Polo Fields that have concerns about Surf Cup activities. The organization name is The Coalition to Preserve the Polo Fields Neighborhood and she read the coalition mission statement.

Dwight Worden arrived to the meeting at 11:10 A.M.

DISCUSSION/ACTION AGENDA

1. Appoint Nominating Committee for Election of 2020 JPA officers and Committee Appointments

Recommendation: Staff recommends Board discussion and Chair appointment of an ad-hoc nominating committee charged with recommendation to the Board, a slate of potential officers and budget subcommittee members for election at its regular Board meeting in January, 2020 and also recommends continuance of a Budget Subcommittee.

Chair Gaspar asked for volunteers to be on the subcommittees and asked if it would be possible to skip the nominating committee step if they could agree on the officers and subcommittee members at the regular meeting instead. Boardmember Worden said he would agree to skip the step but wondered if members would want to discuss officers in private. Boardmember Worden also volunteered to hold the Board Vice-Chair position for the next year and to remain on the subcommittees. Boardmember Grosch said he would also stay on the subcommittee. It was suggested to pencil in Boardmember Hegenauer to replace Chair Gaspar on the budget subcommittee.

After discussion Boardmember Jacob made the motion to nominate Vice-Chair Bry to the Chair position and Boardmember Worden to the Vice-Chair position for 2020. The motion included Budget Subcommittee nominations of Boardmembers Worden, Grosch, Hegenauer and Diaz. Vice-Chair Bry seconded the motion.

Yes votes: Gaspar, Jacob, Bry, Barnouw, Grosch, Kersey, Worden

Absent: Diaz, Hegenauer

2. Approve Vehicle Replacement Purchase

Recommendation: Board motion to authorize the Executive Director to execute purchase of the vehicle described in attachment 1.

There was board discussion regarding replacing vehicles with sustainable electric vehicles in the future and that many of the jurisdictions are doing this. Executive Director McKernan stated that he had looked into purchasing an electric vehicle but the JPA needs vehicles that have a large towing capacity and he had not found an electric vehicle to do this yet. Director McKernan also stated that the Ranger Maintenance Facility will have a charging station. Boardmember Kersey remarked that he was surprised no other dealers were interested.

Chair Gaspar made the motion to approve vehicle replacement purchase and Boardmember Worden seconded the motion.

Yes votes: Gaspar, Jacob, Bry, Barnouw, Grosch, Kersey, Worden

Absent; Diaz, Hegenauer

3. Update on Surf Cup Segment of the Coast to Crest Trail

Executive Director McKernan said that Surf Cup Sports representatives were invited to this meeting and that they had declined. Director McKernan said he had received a copy of a letter written to Surf Cup Sports from the State Of California Department of Justice regarding illegal pumping of storm water and said this was not a trail issue and there was no discussion. The board discussed that the matter was a City of San Diego lease and community issue and clarified that the JPA issue is specific to the trail. Boardmember Jacob suggested that a subcommittee be formed to work with all parties to resolve the issues. Vice-Chair Bry, Chair Gaspar and Boardmember Worden offered to be on the subcommittee. The subcommittee would review the Surf Cup issues, report back and advise the JPA Board. Boardmember Jacob made the motion to form a subcommittee of Boardmembers Gaspar, Bry and Worden to review the Surf Cup issues and report back to the JPA Board.

Boardmember Jacob made the motion to appoint a subcommittee of Boardmember Bry, Gaspar and Worden. Boardmember Barnouw seconded the motion.

Yes votes: Gaspar, Jacob, Bry, Barnouw, Grosch, Kersey, Worden

Absent; Diaz, Hegenauer

INFORMATION

4. Coordination Reports

a. San Dieguito River Valley Conservancy-No Report

b. Friends of the San Dieguito River Valley-Maggie Brown thanked the board for discussing the Surf Cup section of the trail and thanked them for their attention to the matter.

c. Volcan Mountain Preserve Foundation- No Report

d. San Dieguito Lagoon Committee-No Report

e. Friends of Sikes Adobe-No Report

5. Jurisdictional Status Reports

Boardmember Worden reported on the railroad realignment options provided by SANDAG and getting the train tracks off of the bluff in Del Mar. The City of Del Mar is beginning a process to provide their recommendation to SANDAG regarding reducing the alignment options from five to two that SANDAG would study further. Boardmember Worden stated that the options impact the Lagoon and wanted to make sure the JPA was aware. Principal Planner Shawna Anderson said that she has invited SANDAG to make a presentation to the CAC and that the PRC will be looking at the options also. Boardmember Jacob

announced the grand opening of the Santa Ysabel Nature Center, December 14th, 11 a.m. to 1 p.m., with the formal program beginning at 11:30 a.m. Activities will include; site tours, animal encounters, Junior Ranger activities, nature crafts, live music and entertainment. Boardmember Jacob invited all to visit the long-awaited nature center. Executive Director McKernan thanked Chair Gaspar for her service as chair this year.

Chair Gaspar adjourned the meeting at 11:28 a.m.

These minutes approved by Board Action

_____	_____
Date	Executive Director

Agenda Item 1

January 17, 2020

DATE: January 17, 2020

TO: JPA Board of Directors

FROM: Staff

SUBJECT: 2020 Election of Officers and Committee Appointments

BACKGROUND:

SDRP JPA Policy P95-1 states that *“The Joint Powers Authority officers shall consist of a Chair and a Vice-Chair who will serve one year terms. In January of each year, customarily the Vice-Chair from the previous year will assume the Chair’s office.”* It further states that *“A nominating committee will be appointed by the Chair in October of each calendar year. The nominating committee shall present to the Board of Directors for their consideration at the next JPA meeting a proposed slate which includes nominations for the two officers and membership on the Land Use Committee, Acquisition and Financing Strategies Committee and the Budget/Administration/Policy Committee.”*

At the December, 2019 JPA Board meeting, the Board nominated Boardmember Bry to serve as Chair and Boardmember Worden to serve as Vice-Chair in 2020.

The Board also nominated Boardmembers Worden, Grosch, Diaz and Hegenauer to serve on the Budget and Administration Subcommittee. The Board voted to have this committee as the only standing Subcommittee in 2017.

RECOMMENDATION:

Board motion and vote to elect Boardmember Bry as Chair and Boardmember Worden as Vice-Chair for 2020 and to appoint Boardmembers Worden, Grosch, Diaz and Hegenauer to serve on the Budget and Administration Subcommittee.

Respectfully submitted,
Kevin McKernan
Executive Director

Agenda Item 2

January 17, 2020

DATE: January 17, 2020

TO: JPA Board of Directors

FROM: Staff

SUBJECT: JPA Board Approval of Citizens Advisory Committee (CAC) Chair/Vice-Chair Officers

BACKGROUND:

The CAC bylaws state “*Officers of the CAC shall be the Chair and Vice-Chair. The Chair shall be recommended by the CAC subject to the approval of the JPA Board*” The Chair of the CAC serves two-year terms. The CAC Chair also serves as a Boardmember of the JPA.

At its January 10, 2020 meeting, the CAC voted to elect Jeff Barnouw as Chair and Jacqueline Winterer as Vice-Chair.

RECOMMENDATION:

Board motion to approve Jeff Barnouw to serve as Chair and Jacqueline Winterer to serve as Vice-Chair of the Citizens Advisory Committee for the term of 2020/2021 two-year term.

Respectfully submitted,
Kevin McKernan
Executive Director

Agenda Item 3

January 17, 2020

TO: JPA Board

FROM: Staff

SUBJECT: Marisol Specific Plan Initiative Draft EIR

RECOMMENDATION:

Direct staff to send comment letter in response to the Marisol Draft EIR.

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). 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.

The ballot initiative states that an Environmental Impact Report (EIR) would be prepared. The Marisol Specific Plan Draft EIR public review period started December 15, 2019 and ends February 3, 2020. Although the DEIR is posted on the City of Del Mar's website and available for public review, JPA staff was not specifically notified when the DEIR became available and instead was alerted via newspaper announcements. If the ballot measure passes, the City would prepare a Final EIR and continue with processing the project approvals including several related discretionary actions before the 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.

Agenda Item 3

January 17, 2020

ISSUES:

The 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. 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.

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 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.

JPA staff reviewed the DEIR and, based on the project information and analysis contained in the DEIR, prepared draft comments for JPA Board consideration to be incorporated into a DEIR comment letter (Attachment 5). The 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 proposed comments relate only to the DEIR analysis and conclusions and do not include taking a position on the project ballot initiative. The initiative will be put to a public vote in Del Mar and related discretionary

Agenda Item 3

January 17, 2020

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).

CAC RECOMMENDATION:

Although the CAC is aware of the Marisol project, they were not able to specifically consider the Draft EIR due to the timing of the public review period and have not taken a position on the project. The Project Review Committee also was not able to meet during the DEIR public review period but input from individual PRC members is being solicited by JPA staff and can be incorporated into the JPA comment letter if desired.

ALTERNATIVES

1. Direct staff to send DEIR comment letter.
2. Provide direction on additional issues/items to include in a letter.
3. Give staff other direction.

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. Draft DEIR Comments

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

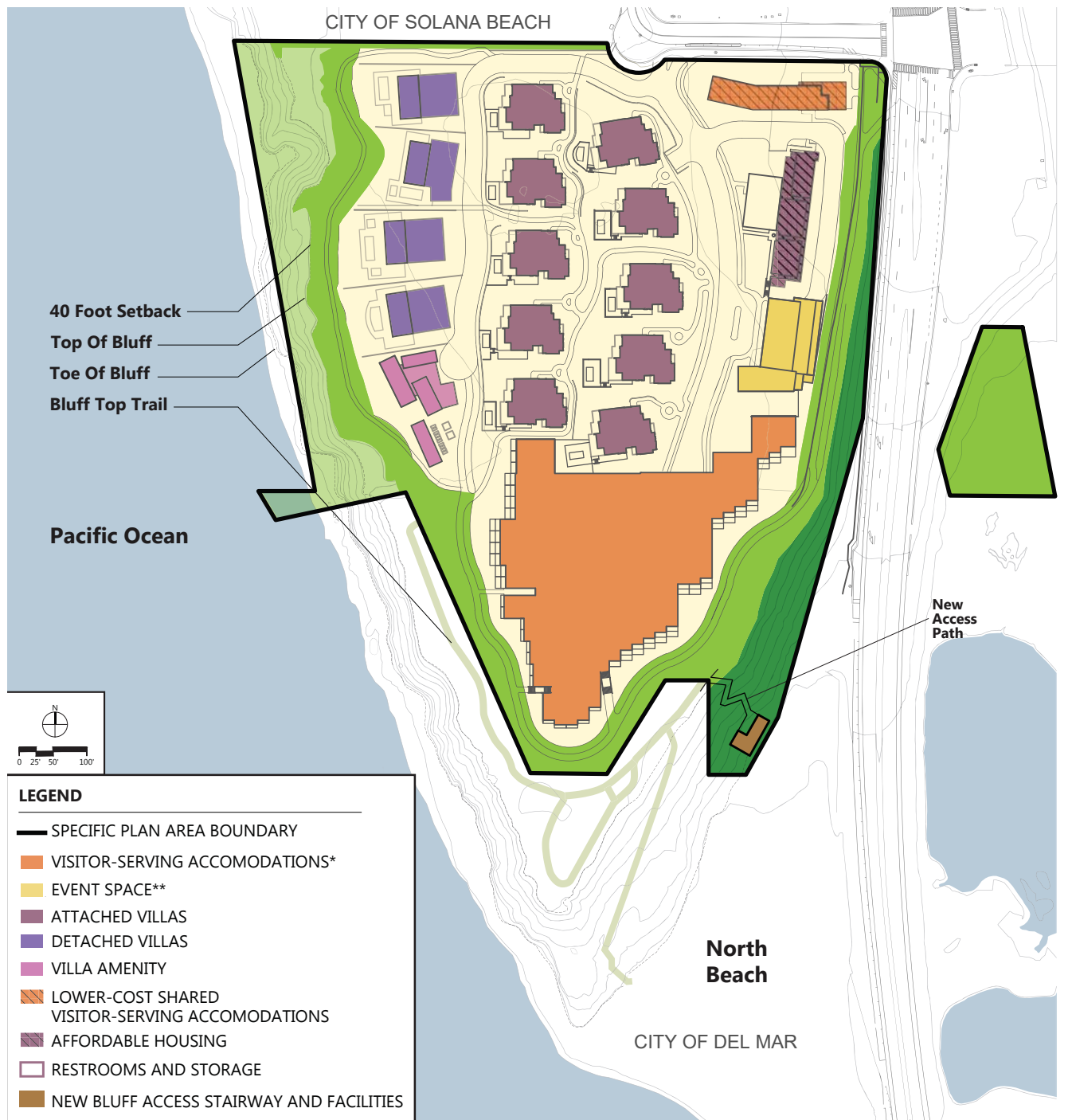
MARISOL

Chapter 1. Introduction

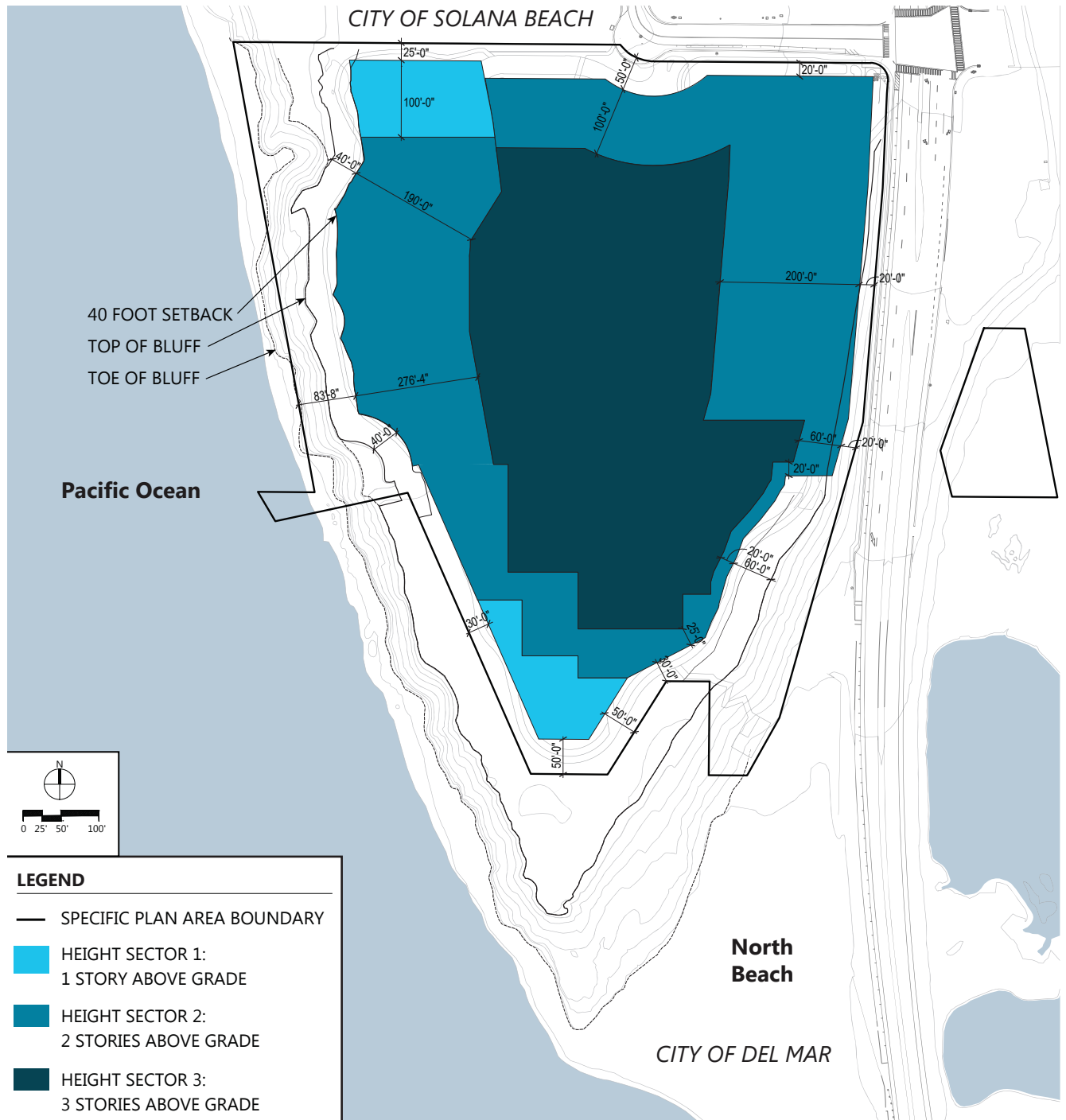
Figure 1-3 Specific Plan Area



Marisol Specific Plan



Source: Dudek 2019



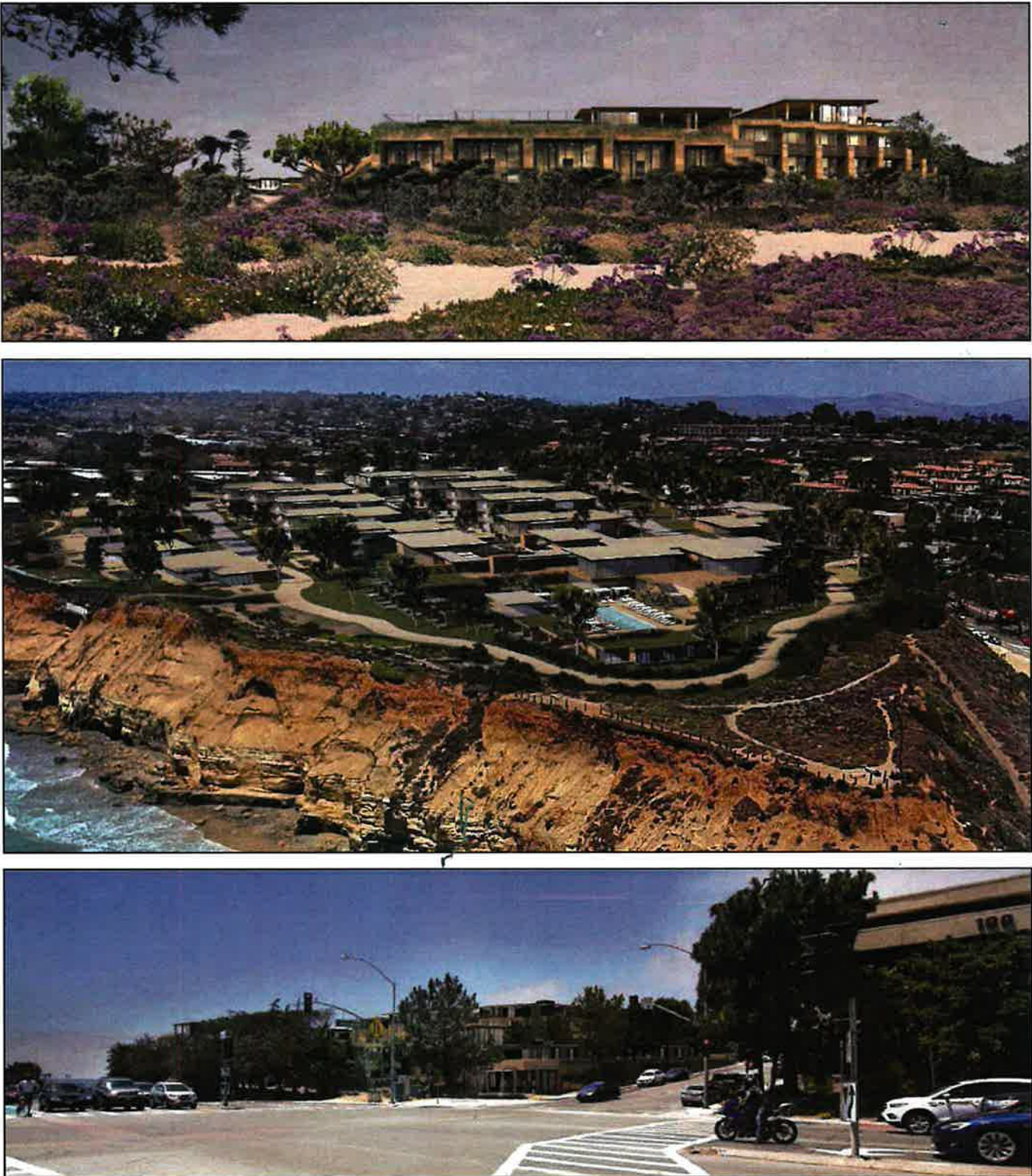
Source: Dudek 2019

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

ATTACHMENT 5

DRAFT JPA COMMENTS ON MARISOL SPECIFIC PLAN INITIATIVE DRAFT EIR

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 BSC and Coastal Bluff overlay zones in place on the project site for many years are there in part to prevent intrusion of development on a scenic resource with conditions such as 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). 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

Agenda Item 3

January 17, 2020

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 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.