

MINUTES OF THE MEETING OF SEPTEMBER 7, 2010
MISSION TRAILS REGIONAL PARK CITIZENS' ADVISORY COMMITTEE

TIME AND PLACE

The meeting of the Mission Trails Regional Park Citizens' Advisory Committee was held on Tuesday, September 7, 2010, 6:35 P.M. at the Mission Trails Regional Park Visitor and Interpretive Center, One Father Junipero Serra Trail, San Diego, California.

ATTENDANCE

Members Present

Dorothy Leonard, Chair, Member-at-large
Dick Murphy, Vice Chair, Special Member
Richard Gadler, City of El Cajon,
Dale Peterson, Navajo Community Planners
Green, Norman, City of San Diego Park and Recreation Board
Shannon O'Dunn, City of La Mesa
John F. Pilch, San Carlos Area Council
Dale Shockley, Member-at-large
David Boyer, MCAS Miramar
Nancy Acevedo, Member-at-large

Members Absent

Roger Utt, County of San Diego, Excused
Mike Pent, Special Member, Excused
Matt Rahn, SDSU, Absent
Donovan Geiger, Tierrasanta Community Council, Absent
Gene Hatton, City of Santee, Absent

City of San Diego

Steve Haupt, Open Space District Manager
Rick Thompson, Senior Park Ranger
Nelson Manville, Lake Murray, Lake Program Supervisor
Joe Diab, ECP, City of S.D.
Ali Darvishi, ECP, City of S.D.

Guests

Minette Osaki, SDMBA
Patrick Banning, MOA Inc.
Manuel Oncina, MOA Inc.
Brenda Chilvers, SDG&E
Todd Voorhees, SDG&E
Gerry Akin, SDG&E
Lynn Trexel, SDG&E
Jeff Bazel, McMillin

CALL TO ORDER

The meeting was called to order by Chair Dorothy Leonard at 6:35 P.M. Leonard advised CAC members that agenda items as presented would be reorganized to facilitate overlapping items, and short presentations. Major presentation and discussion to focus on agenda items concerning McMillin, SDG&E, and the City of San Diego - West Sycamore Staging Area (MTRP North)

APPROVAL OF MINUTES

MOTION: It was moved and seconded (PILCH/ACEVEDO) to approve the minutes of the July 6, 2010 meeting. The motion passed with Norman Green, Richard Gadler, Shannon O'Dunn, and David Boyer abstaining.

CHAIRPERSON'S REPORT

Chair Dorothy Leonard reported briefly on several items for information only:

- Stowe Trail: Report at the last Task Force meeting on the Stowe Trail indicated that this project was not moving forward successfully. Brian Jones reported that discussions with the new Commander have been delayed until MCAS and the Commander resolve current issues relating to landfill and methane gas. It is hopeful that once resolved, negotiations for revisiting the Stowe Trails alignment will be resumed.
- Verizon Cell Tower: Leonard reported that at the January meeting, the Verizon Lake Murray cell tower was discussed and action was taken. It was originally thought this was not within the design district, however recent information confirmed that it is within the design district. This information was passed on to the Planning Commission. This information item is to memorialize the MTRP CAC status on this project.
- San Diego River Park Master Plan: Robin Shifflet, Project Manager, will attend the November meeting to present information on this item. Proposed community plan and zoning amendments will be reviewed and commented on by City Staff including amendments to the Mission Trails Regional Park Design District Ordinance. Leonard to meet with Jeff Harkness (City of S.D. representative) to discuss incorporation of updates to this Master Plan to also be incorporated into all City ordinances for consistency. The current draft of the River Park Master Plan should be posted on the City web site by the end of September. A web link will be provided to the CAC members when available.

STAFF/RANGER REPORT

- Mission Trails Senior Ranger, Rick Thompson reported on a recent email from April Penea regarding completion of work being done by SDCWA for Phase 1 of the upgraded conveyance system. Work is currently running a little late and opening of trails will be delayed for another week or two before signs will be removed from the Tierrasanta side of the park.
- Ranger Thompson reported on a meeting held on July 22nd with fire stations normally responding to emergency situations within MTRP. Discussion was held on concerns previously brought up by Fire Station 34 (Capt. Wilson) regarding response time to emergencies and the role of City Rangers. This meeting was for information and discussion,

however most attending did not agree that there was indeed a response issue. Air Fire reported that response time has been as good as or better than ever. Ranger Thompson agreed to continue discussions on any additional ways to improve response times, and offered a tour of the park to any interested parties so they could become more familiar with all areas.

- Ranger Thompson reported on numerous events in the park including agency training exercises by other response agencies and some small film projects. All have been properly permitted, and staff has been made aware of proposed dates and locations.
- Work has begun on clearing and sandbagging storm drains in preparation for winter rains. Storm drain work needs to be completed by October 1st and it is anticipated that there will be no problem meeting this deadline.
- Volunteer Terry Gaughen and GMW staff took advantage of recent work by the City Streets Division on repairs on Mission Gorge Road. Overhanging tree limbs and other brush was trimmed to provide a clear bike lane.
- “I Love a Clean San Diego” has approached MTRP to do a major cleanup project in the park. Ranger staff has identified several areas, including the Spring Canyon overpass. Date and location have not yet been confirmed.
- Evaluation and planning of the Cowles Mountain Trail project is continuing. Air Fire has indicated their availability to provide air lift of material will be around mid November, after fire season.
- Ranger Thompson recently met with San Diego Mountain Bike Association (SDMBA) representatives to look at realignment of what the mountain bikers call the S-Curves trail. The possibility of using the work as a training scenario for a trail realignment exercise was discussed.
- The replacement of old and disintegrating fire-pits in the Kumeyaay Lake Campground are moving forward. New pits have been purchased by MTRP Foundation, with South Bay Fence demolishing old pits, and installing new. New fire pits will be consistent with those used by state and national campgrounds, and should last for up to 10 to 20 years.

District Manager Steve Haupt provided an update on the volunteer program and the indemnification requirements outlined by the City. Current discussions are to minimize training requirements as much as possible. Steve indicated he would have an update to this issue at the next meeting. The issue of homeless and other elements using and/or sleeping at the facilities at the Cowles Staging restrooms was also brought up. Dale Shockley indicated that these observations were unfortunately usually occurring during SDPD shift change and PD field staff was limited for response. Calling the “non-emergency” SDPD number was advised. If conditions continue SDPD will try to send a representative to discuss problems and possible solutions to this problem.

WATER DEPARTMENT’S LAKE MURRAY REPORT

Nelson Manville, Lake Murray Lakes Program Supervisor, updated the CAC on current and new projects at Lake Murray. The majority of his report dealt with current upgrades to Lake Murray, including repair and rehabilitation of lake facilities (trails, road, water-outfalls, etc.). He reported that the lake would be lowered for short periods to accommodate construction. Additional work includes repair and upgrade to damaged or degraded park facilities, replacement of vandalized signage, continued trimming and weed abatement, and the apprehension of an individual who has been plaguing the Lake Murray Area by way of indecent exposure. This individual was recently apprehended by SDPD. Nelson also reported that proposals for concessions are being sent by the

City Real Estate Assets Department. This will include boat and paddleboat rentals. Information will be posted on the City web site, as well as in local publications and newsletters pertaining to Lake Murray operations. Through traffic around the lake at Del Cerro point has been temporarily closed while repairs and upgrades to the sewer system are underway. Anticipated opening is in approximately three months.

COMMUNICATIONS

There was no request for non-agenda public comment.

ACTION ITEMS

101. Equestrian Staging Area Comfort Station/Service Building: Ali Darvishi (City Engineering and Capital Projects Dept.) reported on meetings with the CAC ad hoc subcommittee regarding review of the 100% drawings. Manuel Oncina, (MOA Inc.) provided a power point presentation of the current design features and various views of the building. Design and materials will be consistent with those used at the MTRP Visitor Center. Questions regarding security, drinking fountains, and other exposed areas were discussed, as well as protective coating to reduce graffiti. MOTION: It was moved and seconded (PILCH/SHOCKLEY) to recommended support of the 100% drawings to the MTRP Task Force. The motion passed unanimously with Boyer abstaining
102. Custom address for Equestrian Staging Area Buildings: On recommendation of the Equestrian Staging Area Comfort Station/Service Building CAC ad hoc subcommittee the following motion was adopted. MOTION: It was moved and seconded (MURPHY/GADLER) that the MTRP CAC recommend to the MTRP Task Force that a request be submitted for custom addresses for the comfort station/service building and the future administration building at the Equestrian Staging Area with the future administration building being One Equestrian Circle and the service building being Two Equestrian Circle. The motion passed unanimously, with Boyer abstaining.
103. MTRP Event Application by SDMBA for Health and Wellness Fair: The San Diego Mountain Bike Association (SDMBA), a non-profit organization, is requesting a permit for a health and wellness fair at the Equestrian Staging Area. The event will include education regarding appropriate use of open space trails and the natural environment. The event will be supported by multiple outdoor activity businesses (no money exchange), and is tentatively scheduled for November 13th from 9AM to 1PM. Estimated attendance is 100-125 visitors, with 10-15 organizers manning information booths. Event will be published through the SDMBA promotional social network and newsletter. SDMBA will provide additional restroom facilities as needed. Detailed information to follow, including possible advertised support by the MTRP Foundation. It was noted that cancelation due to rain is a possibility resulting in a need to reschedule the event. This event is supported by Sr. Ranger Thompson. MOTION: It was moved and seconded (MURPHY/ACEVEDO) to support the SDMBA request for a permit for a health and wellness fair at the Equestrian Staging area. The motion passed unanimously, with Boyer abstaining.

INFORMATION ITEMS:

301b/104. Combined in discussion - McMillin MOU – Future West Sycamore area of Mission Trails Regional Park. Representatives of stakeholders – *Lane Mac Kenzie (City of San Diego Real Estate Assets), Jeff Brazel, The Corky McMillin Companies)*

Jeff Brazel presented information regarding the MOU between McMillin and SDG&E which proposes the use of a portion of the West Sycamore area of MTRP previously used by General Dynamics. The area proposed for use by SDG&E for a Sunrise Powerlink lay down area is outside of the MSCP and is referred to as the “bubble.” He acknowledged the obligations of McMillin to provide trails and other associated amenities to the City of San Diego upon completion of certain development obligations. Brazel explained previous conflicts with SDG&E related to trail construction, however with lands outside of the identified MOU area, trail construction would begin in the near future. Brazel defined the difference between pristine open space and the razed General Dynamic facilities (within the MOU identified area). The MOU between SDG&E and McMillin is to formalize the proposal to use this identified land as a staging location for construction of the Sunrise Powerlink. Trails (with the exception of Beeler Canyon) will be constructed, and 24/7 security will patrol the SDG&E area. SDG&E made an offer to help the City in management while this project is in-progress, including the possibility of providing fencing and gates as needed. The SDG&E lease with McMillin for use of this staging area will be for a period of two years, after which the land will revert to McMillin for rehabilitation and other improvements agreed upon between McMillin and the City of San Diego. Brazel explained the endowment to the City for maintenance and endowment to the Foundation for other amenities and improvements. The two year limit is based on planning, permitting, and other timing needed to complete project work.

Brenda Chilvers, Land Manager for SDG&E, reported that this project site was selected because of its mid-point proximity to the Sunrise Powerlink project. Brenda is responsible for all fee and easement properties, reporting to Jeff Sykes (SDG&E). SDG&E purchased a large helicopter for airlifting Sunrise components and will provide additional fire support capable of loads three times that of exiting fire units. This particular lay-down site will provide airlift of power structures (completed structures or structural components) to be constructed on specific sites. Additionally, this location will provide ingress and egress to MCAS Miramar lands. Some grading will be done, but will be restored. A major portion of the work will be to provide pulling points for stringing wire.

Leonard brought up the fact that the identified project area will be separated by some kind of barrier (chain link fence, gates, etc.). While the operations site will be generally closed to the public, it is important to provide access to others who are approved to traverse the project site (e.g., rangers, emergency response). The actual construction work will probably not exceed 18 months, although the agreement to use the site will not exceed two years. Dick Murphy questioned the fact that McMillin was using SDG&E to complete work that McMillin was originally responsible for, thereby avoiding some of their earlier commitments. Estimated time required for construction of trails is approximately nine months. Leonard also reminded SDG&E that the City of San Diego would be patrolling this area during planned construction, both within the identified working location, and the adjacent open space. Accommodation to

these needs would need to be solidified. While this item (104) was originally scheduled as an action item requiring a vote, there was no document to vote on at this time.

Lane MacKenzie with the City of San Diego Real Estate Assets Department (READ) indicated that the MOU and other pertaining documents were currently in Development Services Department (DSD) for clarification of issues, and to identify any items that need to be included. This may require DSD adjustments to boundaries, trails, or other items. If the MOU does not commit the City to any action, this becomes “internal” and may not require an administrative action. However, if the CAC and/or Task Force do not agree with final decisions it still can make recommendations.

Leonard suggested that because SDG&E wishes to use this area as an equipment lay down and storage area, and enter into an agreement with McMillin, that we, as the CAC, could recommend to the Task Force that we bring the Sycamore Estates open space lands into the park in two phases. The concept of this presentation was to get CAC agreement that the area outside of the proposed SDG&E lay down area be transferred within the next 12 months, with the remaining portion to be conveyed to the City upon satisfactory completion and improvements to the site. One identified concern would be the obligation of a City Ranger to be designated to be on site after the first phase of conveyance, and during the second phase of SDG&E use (until final conveyance).

SDG&E would provide extraordinary benefits (grading and other ground work) under this proposal. The importance of the Beeler Canyon Road being originally part of the McMillin trail proposal as a primary connection to the regional trail system was discussed. Jeff Brazel stated that he does not believe that McMillin has any obligation to make this critical connection. Current usable road in the Beeler Canyon area is both within private land and City of San Diego Right Of Way.

CAC member discussion centered around the concept of splitting the transfer into two phases, expressing no objection to the lay-down on the 26 acre McMillin site if SDG&E, READ and MTRP Staff can come up with some form of “in kind” improvements to MTRP. Additionally, it was requested that SDG&E and MTRP staff work cooperatively to complete portions of phases not identified in the original agreement. McMillin will be obligated to complete all phases as proposed.

MOTION: It was moved and seconded (MURPHY/GREEN) that the MTRP CAC recommend to the MTRP Task Force the approval of a two stage transfer of land from McMillin to the City of San Diego, and that the Task Force approve in concept the use of the 26 acre MSCP bubble for the Sunrise Powerlink lay down area on the condition that SDG&E work with park managers to provide benefits to MTRP in compliance with Sunrise mitigation measures. The motion passed with Dale Peterson recessing himself from the vote due to possible conflict of interests, and with John Pilch opposed and David Boyer abstaining.

301a. Status of Transfer – Rancho Encantada / Land Encroachment

Lane MacKenzie with READ presented information on current and long term status of lands within the identified MSCP boundaries on the north side of Sycamore Canyon Road within the

identified MSCP lands. Of concern are the encroachments of approximately 20 acres that were illegally developed to provide expanded equestrian use of the land. These lands were knowingly encroached upon per discussions with Jeff Brazel. Brazel spoke to several of these owners who offered to purchase the land in question.

Sycamore Canyon Road is the most obvious and easily identified boundary between the future West Sycamore Estates open space land that will be deeded to the City. The corridor of land identified in the proposed transfer from McMillin includes this portion of land. If transferred to the City, McMillin must clear and resolve all encroachments. The City of San Diego will not accept this land with said encroachments and other equestrian related issues.

The goal of the City is to not accept this portion of impacted lands with encroachments as it would create undue extraordinary work to clear, degrade, revegetate, and monitor. What needs to be determined is whether the intent (or language) in the approved documents is specific or general regarding the amount of acreage to be transferred to the City. This will determine the ultimate outcome of this issue. Jeff Harkness, Jeanne Krosch, Lane MacKenzie and other City staff are currently reviewing all documents to determine what action can be taken. A final decision will be made after meeting with Development Services Department staff to determine if the 20 acre encroachment can be deleted from the total open space area to be transferred to the City. Due to the magnitude of the encroachment and the multitude of documents related to the McMillin land transfer, it may take some time to find pertinent documentation. A large map was requested for the next meeting in November to clarify the area of concern. There is no action at this time.

302. CIP PROJECT UPDATES

a. MTRP Master Plan and Resource Management Plan update

The contract for the transfer of funds was approved by Council on July 27, 2010. The final approval by the Mayor's Office and processing by the Clerk's Office has been completed. Final approval of the contract agreement is needed, which includes a review of consultant's services, a purchase requisition, approval by the City Attorney's office, finalization by the City Clerk, and the Notice to Proceed. Notice to proceed is anticipated by November 10, 2010. It is anticipated that once the contract is approved and signed it may take 21 or months before we can go before City Council. Additionally it may need to go before the County Board of Supervisors for final approval.

b. Update of Status of Old Mission Dam Project

Jeanette DeAngaelis provided background on the OMD project status noting that due to a number of factors, the project has been significantly delayed. This resulted in essentially "restarting" the project. Unfinished work included the Carlton Oaks mitigation removal of invasive non-native vegetation, dredging, and long term maintenance with a minimal five year monitoring period. Original contract was with the Urban Corps, however it was decided that Urban Corps was not the right contractor for work in sensitive habitat. Previous removal work was done several years ago by crews with little or no knowledge of invasive removal. Because of the extended scope of work, and lack of progress, Jeanette is working with a new contractor (Dudek). Vegetation removal and other major projects need to be reinitiated,

including planting and establishment of new vegetation. Based on soil moisture (rains, etc.) it may not be until mid November 2010 before we can restart the five year clock on this project, potentially requiring an additional \$50,000. Start time on securing long-term permits is based on completion of established vegetation. Goal is to get new plants started and inform resource agencies of progress to avoid penalties. Jeanette is moving forward aggressively to get this project back-on-track. Deborah Sharpe is looking for additional funds that may be needed for this project.

303. MTRP Foundation Report

Jay Wilson, Executive Director, provided information on various projects and events which will generate an additional \$70,000 for the MTRP Foundation. The Foundation is implementing the Environmental Education program with a grant from SEMPRA Foundation and is scheduling concerts and other high visibility events and programs.

ADJOURNMENT

The meeting was adjourned at 9:45 PM

NOTE

The next scheduled meeting for the CAC has been changed to November 9th because of elections on November 2nd.

Respectfully submitted,
Rick Thompson
MTRP Senior Park Ranger
Staff Representative