

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 Jill MacDonald
Solana Beach City Council

Vice-Chair Chris Khoury
Citizens Advisory Committee

Joe LaCava
San Diego City Council

Marni von Wilpert
San Diego City Council

Joel Anderson
Supervisor, County of San Diego

Terra Lawson-Remer
Supervisor, County of San Diego

Terry Gaasterland
Del Mar City Council

Consuelo Martinez
Escondido City Council

Jenny Maeda
Poway City Council

Dustin Fuller, Ex Officio
22nd District Agricultural
Association

Shawna Anderson
Executive Director

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY**

11:00 a.m.

Friday, November 14, 2025

Solana Beach City Hall

635 S. Highway 101, Solana Beach

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 about 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 October 17, 2025 (Page 3-8)

Executive Director's Report

CAC 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. Polo Fields Report (Page 9-13)
2. Status of CTC Trail – Surf Cup Presentation (Oral)
3. Reach the Beach and SDRP Monument (Page 14-22)

INFORMATION

4. Project Status Updates
 - a. Osuna Segment of Coast to Crest Trail
 - b. Reach the Beach Fairgrounds Trail and Gateway
 - c. San Dieguito Lagoon Phase II Restoration (aka W-19)
 - d. CTC Trail - East San Pasqual and Sutherland Gaps Project
5. Coordination Reports (oral)
 - a. San Dieguito River Valley Conservancy
 - b. Friends of the San Dieguito River Valley
 - c. Volcan Mountain Foundation
 - d. San Dieguito Lagoon Committee
6. Jurisdictional Status Reports (oral)

An opportunity for the Board members to report on actions taken within their jurisdiction to further the park planning process.
7. Correspondence – None
8. Closed session with Legal Counsel: None

THE NEXT REGULAR JPA MEETING will be held on December 12, 2025 **in room #302A**. If you have any questions, please contact Dewanda Vandermost at dewanda@sdrp.org or (858)674-2270

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
Minutes of October 17, 2025**

MEMBERS PRESENT

Jill MacDonald – Chair
Chris Khoury – Vice Chair
Joe LaCava
Consuelo Martinez
Jenny Maeda
Terry Gaasterland
Dustin Fuller

REPRESENTING

City of Solana Beach
Citizens Advisory Committee
City of San Diego District 1
City of Escondido
City of Poway
City of Del Mar
22nd Agricultural District, Ex Officio

MEMBERS ABSENT

Terra Lawson-Remer
Marni von Wilpert
Joel Anderson

REPRESENTING

County of San Diego Dist. 3
City of San Diego Dist. 5
County of San Diego Dist. 2

VISITORS/STAFF PRESENT

Shawna Anderson
Dewanda Vandermost
Nathan Lacy
Wayne Brechtel
Lizzy Bendrick
Brain Elliot
Zachary MacQuarrie
Neil Meyer
Kristina Leyva
Jeff Carmel
Adi Harshwal
Roja Seelam

REPRESENTING

San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA, General Counsel
County Parks & Recreation Department
City of San Diego District 1
Southwest Strategies Group
CAC Eastern Property Owner
Friends of San Dieguito River Valley
Friends of San Dieguito River Valley
Harshwal & Company, LLP
Harshwal & Company, LLP

Introduction and Announcements:

Chair MacDonald convened the meeting at 11:02 a.m. and welcomed the attendees. A roll call was taken and a quorum of six board members were present to begin the meeting.

Pledge of Allegiance

Approval of the Minutes of September 19, 2025

No corrections or additions were noted for the September 19, 2025 minutes. Board Member LaCava moved to approve the minutes and Board Member Martinez seconded the motion.

All in favor.

Yes votes: MacDonald, LaCava, Maeda, Martinez, Gaasterland

No votes: None

Absent: Lawson-Remer, von Wilpert, Anderson

Abstain: Khoury

Executive Director's Report

Executive Director Anderson provided updates:

- All-in 4 Change Grant Recipient Ceremony hosted by Harrah's: JPA received an Honorable Mention and \$5,000 grant.
- Upcoming Events: Native Plant Sale at Sikes Adobe (Oct 18) – expecting a large turnout and the Sikes Adobe Harvest Tea (Nov 15–16) – tickets are selling quickly.
- Trail Improvements: New bench and shade structure installed along JPA trail by 22nd Ag District as part of Coastal Commission permit compliance.
- Sign Replacement: Agricultural Preserve sign on Highland Valley Road replaced through City of San Diego and Councilmember Von Wilpert's office.

CAC Chair's Report – Khoury reported that the CAC did not meet in October.

Public Comment – None

DISCUSSION/ACTION

1. FY 23-24 Audit Report

Recommendation: Receive and Distribute Third Party Audit Report for Year Ending June 30, 2024

Chair MacDonald welcomed the representatives from Harshwal & Company, LLP, Adi Harshwal and Roja Seelam who presented the following:

- Highlights:
 - Clean audit opinion (unmodified) for FY 2024; no findings for FY 2024 or FY 2023.
 - Net position increased 10%, largely due to a 20-acre land donation valued at \$5.5M.
 - Liquidity ratio: 25; current assets \$5M vs. liabilities \$193K.
 - Recommendations: Annual physical asset verification; prepare for GASB 101 and 104 standards.
- Discussion: Clarified current vs. non-current assets, valuation of land and improvements, and insurance coverage limits.

Board Member LaCava asked Mr. Harshwal if he were given access to all information he required for the audit, Mr. Harshwal responded that all information was given on a timely basis. Board Member LaCava asked if any of the audit work was not performed due to limitations placed on him by management, and did the audit include any deviation to general accounting practices. Mr. Harshwal replied that no limitations were present, and that management was cooperative, and there were no deviations to the general accounting practices. Board Member LaCava inquired about the financial report of the JPA as compared to other government entities. Mr. Harshwal answered that the financial position was definitely healthy, with a liquidity ratio of 25, current assets close to \$5M vs. liabilities of \$193K, debt to equity ratios with total liabilities of \$2.8M and net position close to \$58M.

Board Member LaCava inquired to Executive Director Anderson if to her knowledge there was any information that should have been disclosed but was not included in the audit and if there were any questions the board should have asked but did not and Director Anderson answered that there was not.

Chair MacDonald motioned to receive and distribute the Third Party Audit Report for the fiscal year ending June 30, 2024 and Board Member Martinez seconded the motion.

All in Favor.

Yes votes: MacDonald, LaCava, Maeda, Martinez, Gaasterland, Khoury

No votes: None

Absent: Lawson-Remer, von Wilpert, Anderson

Abstain: None

Public Comment- None

2. Fairgrounds Master Plan Presentation (Oral)

Recommendation: None

Dustin Fuller from the 22nd Agricultural District introduced Zachary MacQuarrie from Southwest Strategies Group to present an overview of the Fairgrounds 2050 initiative. The presentation highlighted the following:

1. Background & Vision

The District initiated the Fairgrounds 2050 effort to plan for the long-term future of the Del Mar Fairgrounds and its three parcels: Main Campus, Surf and Turf property, and Horse Park.

In 2024, a Vision Wall engagement at the San Diego County Fair collected community ideas for the property's future, reinforcing a community-led approach rather than developer-driven planning.

2. Guiding Principles

The Board established 13 principles grouped into five categories:

1. Community Focus: Fairgrounds as an asset for and by the community.
2. Purposeful Planning: Operational readiness for emergencies and major events.
3. Accessibility: Improve regional access, traffic, and parking.
4. Environmental Stewardship: Protect sensitive ecosystems (Stevens Creek, lagoon, coast).
5. Financial Sustainability: Maintain self-funding through event revenues.

3. Outreach & Engagement

Phases:

Pink Phase: Visioning (Vision Wall, initial conversations).

Green Phase: Listening sessions and broad outreach (current phase).

Blue Phase: Expert visioning and conceptual planning.

Yellow Phase: Master Site Plan development and CEQA process (Draft and Final EIR).

Efforts to Date:

Countywide presentations to municipalities and regional boards.

Open houses with interactive stations for public input.

Fair ticket survey yielding ~2,000 responses.

Upcoming Open Houses:

San Diego – October 27

San Marcos – October 29

Chula Vista – November 13

Del Mar Fairgrounds – November 18

4. Technical Advisory Coalition

Composed of experts in architecture, environmental quality, coastal resources, and geotechnical engineering.

Conducted site tours and working sessions to identify constraints and opportunities.

Timeline: Advisory report expected by Q1 next year; listening phase targeted for completion by end of year or early next year.

Board Discussion:

Question raised regarding timeline for technical advisory work; Zach confirmed completion anticipated by Q1 next year.

Board acknowledged the unique regulatory standards for the Fairgrounds compared to municipal planning requirements and that any changes and development proposed are subject to Coastal Commission review and approval.

Closing Remarks:

Zach emphasized the 22nd Ag District's commitment to a transparent, community-driven process and welcomed ongoing dialogue.

Public Comment- Neil Meyer, CAC member, inquired about projected sea level rise and if Ag District was contemplating raising the site elevation and if they had taken a position on SANDAG's proposed LOSSAN alignments. Mr. MacQuarrie responded that the Ag District staff are in discussions with SANDAG on their concerns about the north alignment on Fairgrounds property.

3. Polo Fields Deed Restrictions Update (Oral)

Recommendation: None

An oral update was provided by Executive Director Anderson regarding the City of San Diego's proposed removal of deed restrictions on San Diego open space lands known as polo fields east of El Camino Real, currently leased to Surf Cup Sports and adjacent to the Coast to Crest Trail.

Director Anderson reported that the San Diego City Council is scheduled to hear the item regarding removing the deed restrictions at its October 27 meeting.

Director Anderson stated that she is working with Chair MacDonald on a letter to the San Diego Union-Tribune editorial board summarizing key points from the JPA's letter to be submitted soon as authorized by the Board. Publication is at the discretion of the editorial board. Anderson stated that she plans to attend and testify at the hearing.

Public Comment- None

INFORMATION

4. Project Status Updates

- a) **Osuna Segment of Coast to Crest Trail** – Final Engineering work continues with consultants; no new developments reported.

- b) **Reach the Beach Fairgrounds Trail** – Coordination is ongoing with the City of Del Mar on its Living Levee Plan, while the JPA continues to manage a state grant for trail design and construction, including installation of the Western Monument designed by the Hubbell family. Due to uncertainties regarding alignment and related projects, staff will consult with the granting agency about separating the monument component for construction at an alternative location. To support this effort, the Trails Committee will visit the lagoon in the coming weeks to explore potential sites for the monument.
- c) **San Dieguito Lagoon Phase II Restoration (aka W-19)** –JPA staff received the approved Long-Term Management Plan from SANDAG and will assume responsibility for implementation once mitigation credits are secured and restoration is finalized, which is estimated to occur by 2035. The plan includes payment of an endowment to the JPA estimated at approximately \$6.9 million to fund perpetual management, expected to grow over time similar to the Edison endowment. SANDAG has not yet provided a timeline for the endowment. In preparation, the JPA will need to thoroughly review its responsibilities for both the W-19 and Edison projects.

Discussion:

Board members raised concerns regarding Southern California Edison’s ability to secure mitigation credits and meet resource agency requirements.

Staff reported Edison is working closely with Coastal Commission consultants to resolve outstanding issues and is nearing compliance, though progress remains slow and no mitigation credits have been issued to date

- d) **CTC Trail – East San Pasqual and Sutherland Gaps Project** – Project descriptions have been sent to consultants for review, and the CEQA process has begun. Additionally, the tribal consultation process has been initiated for both projects to ensure compliance and engagement with tribal stakeholders.

5. **Coordination Reports (oral)**

- a. **San Dieguito River Valley Conservancy** – No report
- b. **Friends of the San Dieguito River Valley** – Kristina Leyva and Jeff Carmel reported the following issues with regard to the Surf Cup leasehold and lack of compliance:
- Unauthorized development on Surf Sports’ backfields (polo fields), including installation of AstroTurf, fencing, electrical conduit, and creation of a commercial gym without city permits or sublease approval. The development is adjacent to the planned Osuna Trail terminus and Coast to Crest Trail alignment.
 - City officials were unaware of the improvements until alerted by the community; discussions are ongoing regarding compliance and potential removal of unauthorized structures.
 - Expressed concern about lack of oversight near environmentally sensitive areas and urged accountability.
 - Requested information on an emergency evacuation plan for the polo fields, citing significant traffic congestion during large events and safety risks in case of fire or dam failure. No plan has been provided despite repeated inquiries since June.
 - Highlighted severe traffic impacts during Surf Cup events, which cause gridlock across surrounding communities, raising safety and evacuation concerns.
 - Encouraged coordination between the 22nd District Agricultural Association and the City regarding future plans for the Polo Fields property to address traffic and emergency access issues.
- c. **Volcan Mountain Foundation** – No report
- d. **San Dieguito Lagoon Committee** - No report

6. Jurisdictional Status Reports –

Chair MacDonald reported that the City of Solana Beach will submit a letter next week opposing removal of the deed restrictions on the Polo Fields/Surf Cup property. The opposition is based on concerns previously discussed during the meeting, including environmental sensitivity, traffic impacts, and compliance issues.

Dustin Fuller from the 22nd Agricultural District provided an update on the wetland restoration project southeast of Jimmy Durante (formerly south overflow lot). Phase 1 and Phase 2 are nearing compliance with Coastal Commission requirements, with only minor issues remaining. To achieve full compliance, additional soil leaching and new plantings will be implemented. Irrigation systems will be reactivated to support this work, and residents or trail users may notice this activity.

7. Correspondence – None

8. Closed session with Legal Counsel:

- a. Closed session with legal counsel pursuant to California Government Code Sec. 54956.9(d)(4) regarding potential litigation related to Coast to Crest Trail damage.
- b. Closed session pursuant to Government Code Section 54957(b)(1) – Executive Director performance evaluation.

No reportable action was taken.

Board members discussed the upcoming November meeting date and inquired about changing the date to November 14 because several Board members are unavailable to attend the regular November 21 meeting date. Chair MacDonald directed staff to determine quorum and location for a November 14 meeting and confirm final details. Board member Gaasterland offered the Del Mar City Hall as a possible location.

Chair MacDonald adjourned the meeting at 12:45pm

Agenda Item 1

November 14, 2025

TO: JPA Board

FROM: Staff

SUBJECT: Termination of Open Space Easement Grant Deed on Polo Fields

RECOMMENDATION:

This information is provided for further Board discussion, potential action, and/or further direction to staff.

The San Diego City Council at their October 27, 2025 meeting approved terminating the open space deed restrictions on the City owned property known as polo fields. This includes terminating the deed restrictions and removing them from the Surf Cup lease, amending the lease to include a deadline for completing the CTC Trail by no later than June 30, 2027, and adjusting lease payments. In addition, the lease amendment requires Surf Cup to make annual payments of \$100,000 to the City's Park and Recreation Opportunity Fund.

Coast to Crest Trail

The CTC Trail construction timeline and other details will be presented by Surf Cup representatives at today's meeting. The amended lease with a deadline for completing the CTC trail segment by June 30, 2027 aligns with the planned Osuna trail connection at the east end to be completed by spring 2027. The west end will eventually connect to the City's El Camino Real Bridge Replacement project and CTC Trail undercrossing. The City's current construction timeline for that project is 2026-2030, with opening of the new bridge by January 2030. At that point, the CTC will finally be seamlessly connected from Jimmy Durante Blvd to San Dieguito Road, a distance of 5 miles!

Replacements for Loss of Land Use Protections

Without the deed restrictions in place, the polo fields is vulnerable to uses and impacts that are not compatible with open space. The deed restrictions were intended to minimize impacts although were not permanent expiring in 2044. The JPA has long called for measures to protect the open space property and include space for the San Dieguito River Park. The following strategies would help ensure that the property is used in the future for publicly accessible recreational uses and sensitive habitat protections in perpetuity.

Open Space Zoning

The entire 600 acres of the city property is designated open space in the Fairbanks Country Club Specific Plan (Attachment 1) but the zoning is not consistent with that (Attachment 2). The polo fields currently leased to Surf Cup is zoned Agricultural-Residential (AR-1-2), not open space.

Agenda Item 1

November 14, 2025

The west end of the polo fields as well as much of the Fairbanks Country Club golf course is zoned Floodplain (OF-1-1).

The AR-1-2 zone allows agricultural uses, but also single-family homes and many other uses that are not consistent with the open space designation. Therefore, the property could be developed without stronger protections to preserve the area as open space as intended. JPA staff is talking with City staff regarding the potential to rezone the polo fields to an open space zone (“Open Space – Parks” or “Open Space – Conservation” or a combination). It is JPA staff’s opinion that rezoning the property would not conflict with the current lease as recreational activities like sports fields are an allowed open space use.

Parkland Dedication

Although the property is designated open space according to the community plan, much of it is inaccessible to the general public under the existing leases, the Fairbanks Ranch Country Club (entire south side) and the Surf Cup lease. Only limited public access is required to be maintained by Surf Cup. The only public access on the property is the Coast to Crest Trail.

Future use of the property after the current leases expire is unknown. In 2012, the JPA asked that the City dedicate the Fairbanks Ranch Country Club parcels as permanent parkland when over 6,000 acres of other city owned land were considered for dedication. The dedication of the FRCC city property was supported by the community but was not approved because of public access restrictions contained in the leases (City Attorney’s report). JPA staff is exploring other opportunities for parkland dedication.

Wetland Buffer

There is no native habitat left on the polo fields property and no buffer between the active recreational uses and the river that would normally be required. Wetland buffers provide natural open space as a transition from the sensitive wetland habitat and adjacent uses that might impact sensitive species including noise and lights. Trails are a permitted use with the buffer subject to conditions. Oddly, the approved site development plans for the CTC Trail on the Surf Cup lease identifies a 100-ft “wetland buffer” on the plans. The buffer doesn’t exist as turf fields and associated activities and vehicular access and parking exist within the “buffer” area.

The JPA has advocated at least 15 years for a 100-foot-wide buffer from the river and asked that a buffer requirement be included in the City’s Request for Proposals for a new leaseholder after the Polo Club lease expired. These efforts were unsuccessful even though a buffer is typically required as a condition of approval for development adjacent to wetlands. Rezoning or dedicating the property as parkland could facilitate requirement of a 100-foot buffer in the future.

Respectfully submitted,

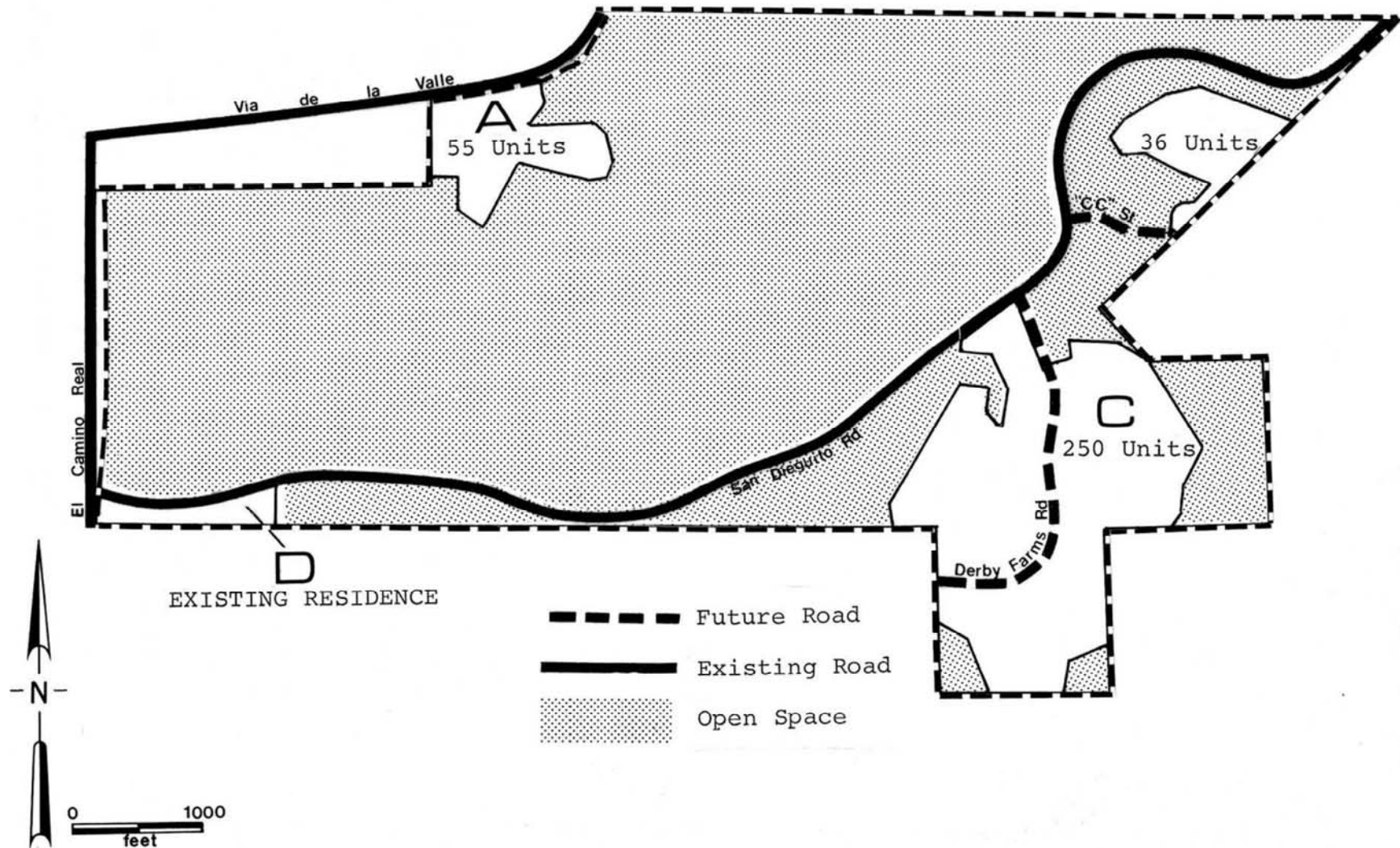
Shawna Anderson
Executive Director

Agenda Item 1
November 14, 2025

Attachments:

Attachment 1: FRCC Specific Plan Open Space

Attachment 2: City zoning map of area



Fairbanks Ranch Country Club Specific Plan

3
FIGURE

Info



Find add

APN: 7601460700

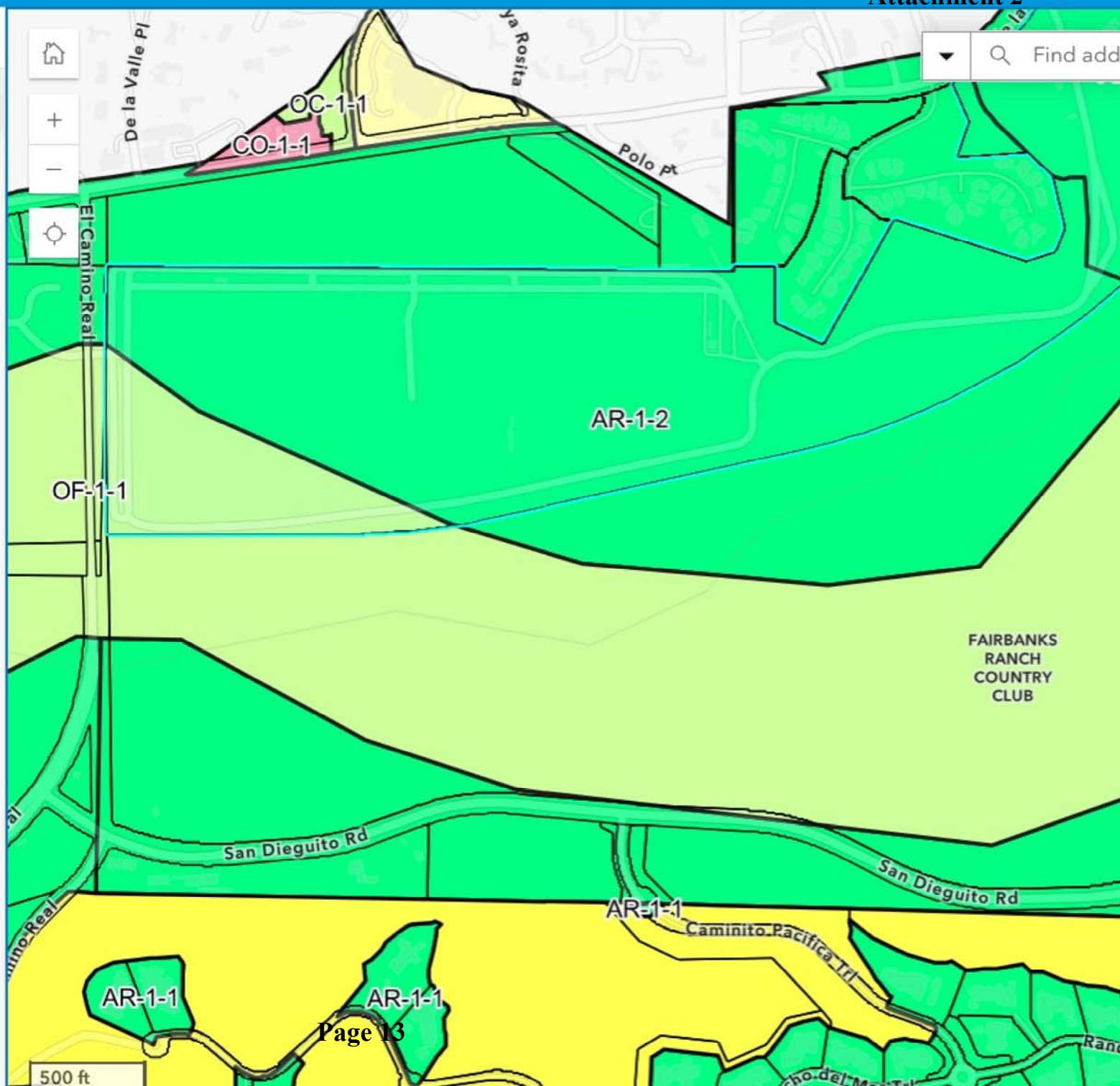
Parcel Information Report

2025-10-25T12:20:55.970-

07:00

Site Location

Address	14555 EL CAMINO REAL RANCHO SANTA FE,
Assessor's Parcel Number (APN)	7601460700
Lots	Yes: MAP 10730 Block No Lot No 1 FAIRBANKS COUNTRY CLUB U 1
City Council District	1
City Owned Parks	Yes: FAIRBANKS COUNTRY CLB O/S
City Owned Real Property (CORP)	Yes



500 ft

Agenda Item 3

November 14, 2025

TO: JPA Board

FROM: Staff

SUBJECT: Status Report: Fairgrounds Reach the Beach Trail and SDRP Western Gateway

RECOMMENDATION:

This information is provided for further Board discussion and/or further direction to staff.

Background and Project Update

The Reach the Beach Trail and SDRP Western Gateway project is planned along the river channel at the southern edge of the Fairgrounds between Jimmy Durante and the railroad bridge. The Reach the Beach Trail project is in the San Dieguito River Park Concept Plan and a project feasibility study completed in 2012. The Western Gateway to the San Dieguito River Park complements the eastern gateway (known as the Hubbell Gates) at Volcan Mountain near the watershed headwaters.

The Reach the Beach trail segment and gateway is planned within the 25-foot-wide recreational buffer established by the 22nd DAA several years ago as required by former State Senator Kehoe (Attachment 1). The buffer is to be widened to 100 feet at a time in the future when the DAA replaces their Fairgrounds exhibit halls.

The Del Mar Foundation donated \$25,000 to the JPA in 2023 to begin preliminary design of the project and later that year the JPA was awarded a \$1.3 million State grant by former Senator Toni Atkins to design and construct the trail and gateway. Since the grants were awarded, several complications have arisen that have made it difficult to proceed with the project as planned. First, the LOSSAN rail project by SANDAG added a “north” alternative alignment to be studied in their EIR in the same location as the planned trail and gateway (Attachment 2). Second, the City of Del Mar is implementing their San Dieguito Lagoon Shoreline Protection Planning Project which includes a “living levee” along the north side of the river between Jimmy Durante and the railroad bridge (Attachment 3).

Reach the Beach Trail Component

Del Mar has incorporated the Reach the Beach Trail into their living levee concept design funded by a separate state grant, but the living levee construction timeline is unknown. Incorporating the Reach the Beach Trail into the living levee design has several benefits including protecting it from flooding, erosion, and sea level rise, adding a public access

Agenda Item 3

November 14, 2025

component to the City's project, and creating native habitat between the river and trail. However, the trail location would be close to Fairgrounds activities as shown in the living levee plan.

Del Mar's living levee requires the entire 100-foot area along the Fairgrounds property, which means construction can't proceed until the 100 feet is provided. Funds to construct the living levee have not been secured. Del Mar staff has been coordinating with JPA staff and both state grant officers. Because the Reach the Beach Trail is now planned with the living levee project, a portion of the JPA's state grant for the trail could be utilized for Del Mar's living levee design if approved by the grant officer. However, it would not be constructed until Del Mar secures construction funding and sufficient area on the Fairgrounds property (100 feet). It is unlikely that the trail would be constructed by the JPA's grant deadline.

The JPA's state grant deadline to spend the funds is June 2027. The grant is categorized as "capital outlay" because it funds design and construction and, according to the state grant officer, could be changed to a "non-capital outlay" (i.e., design only). The trail would be constructed at the same time as the living levee project using future construction grants to be secured by Del Mar.

Western Gateway Component

JPA staff would like to separate the two project components so that the SDRP Western Gateway can be built as planned and retain enough of the grant funds to finish the gateway by the grant deadline of June 2027. The Western Gateway design concept was prepared for the JPA by Hubbell & Hubbell Architects (Attachment 4). Rather than locating the gateway in the original planned location, it could be constructed in a new permanent location or relocated in the future if desired after the Reach the Beach Trail is built. Two potential locations near the lagoon have been identified by JPA staff and the CAC Trails Committee. Discussions with the JPA's state grant project officer have been ongoing, and a meeting is scheduled for November 12th to discuss separating the project components in the grant. The meeting results will be shared at today's meeting.

Respectfully submitted,

Shawna Anderson
Executive Director

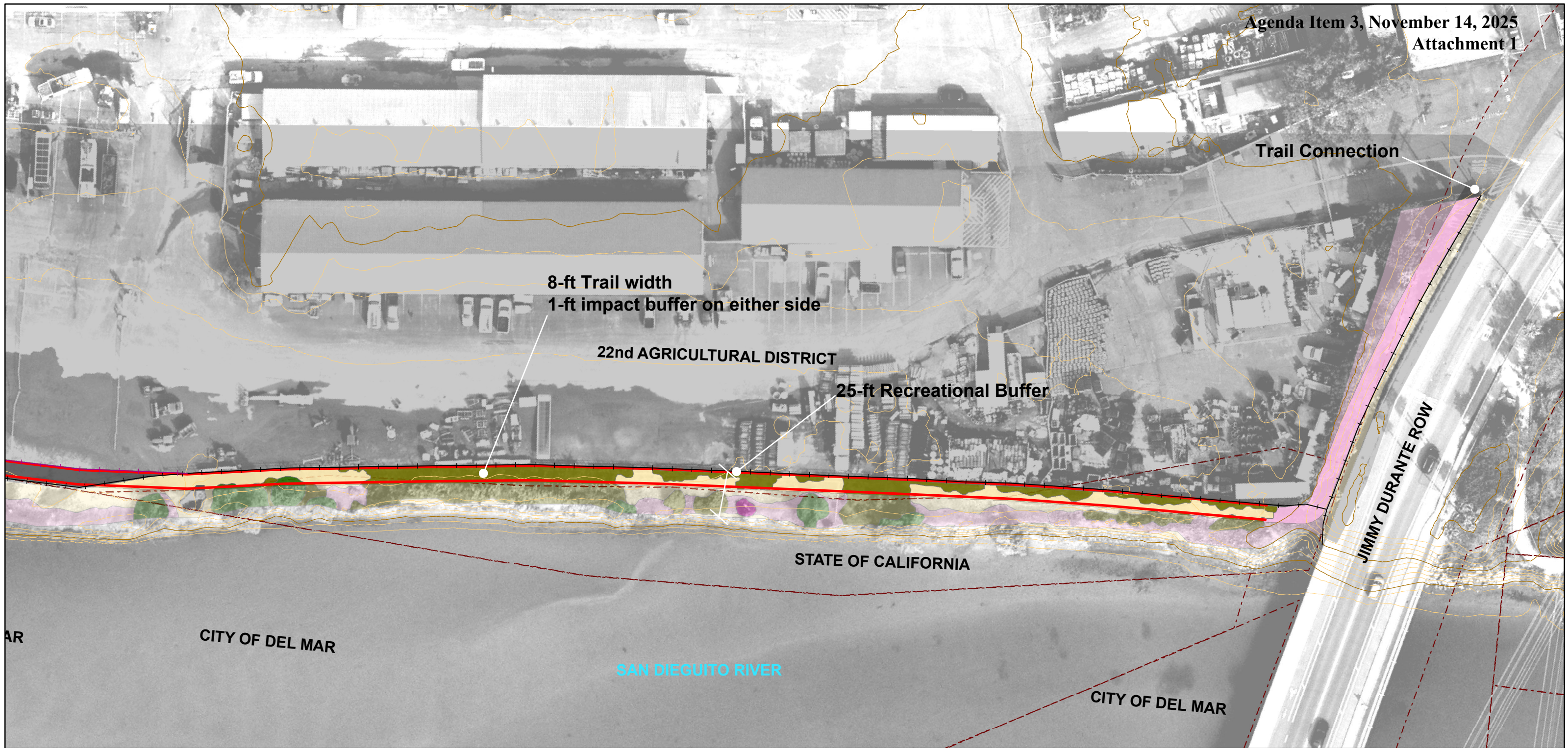
Attachments:

Attachment 1: Project Location Map

Attachment 2: LOSSAN alternative rail alignments (NOP June 2025)

Attachment 3: Del Mar Living Levee diagrams

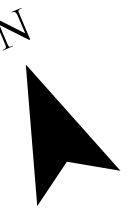
Attachment 4: Western Gateway concept design



Legend

- | | | | | |
|----------------|--------------|-----------------|------------|-------------|
| Existing Fence | 5ft Contours | Non-native Tree | Non-native | Salt Marsh |
| Proposed Fence | 1ft Contours | Developed | Pine | Torrey Pine |
| Trail Edges | | Maritime Scrub | Riprap | Unvegetated |

Coast to Crest Trail Proposed Fairgrounds Trail & Interim Recreation Buffer





Legend

Existing Fence	5ft Contours	Non-native Tree	Non-native	Salt Marsh
Proposed Fence	1ft Contours	Developed	Pine	Torrey Pine
Trail Edges		Maritime Scrub	Riprap	Unvegetated

Coast to Crest Trail Proposed Fairgrounds Trail & Interim Recreation Buffer

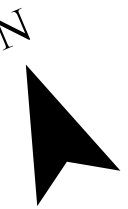
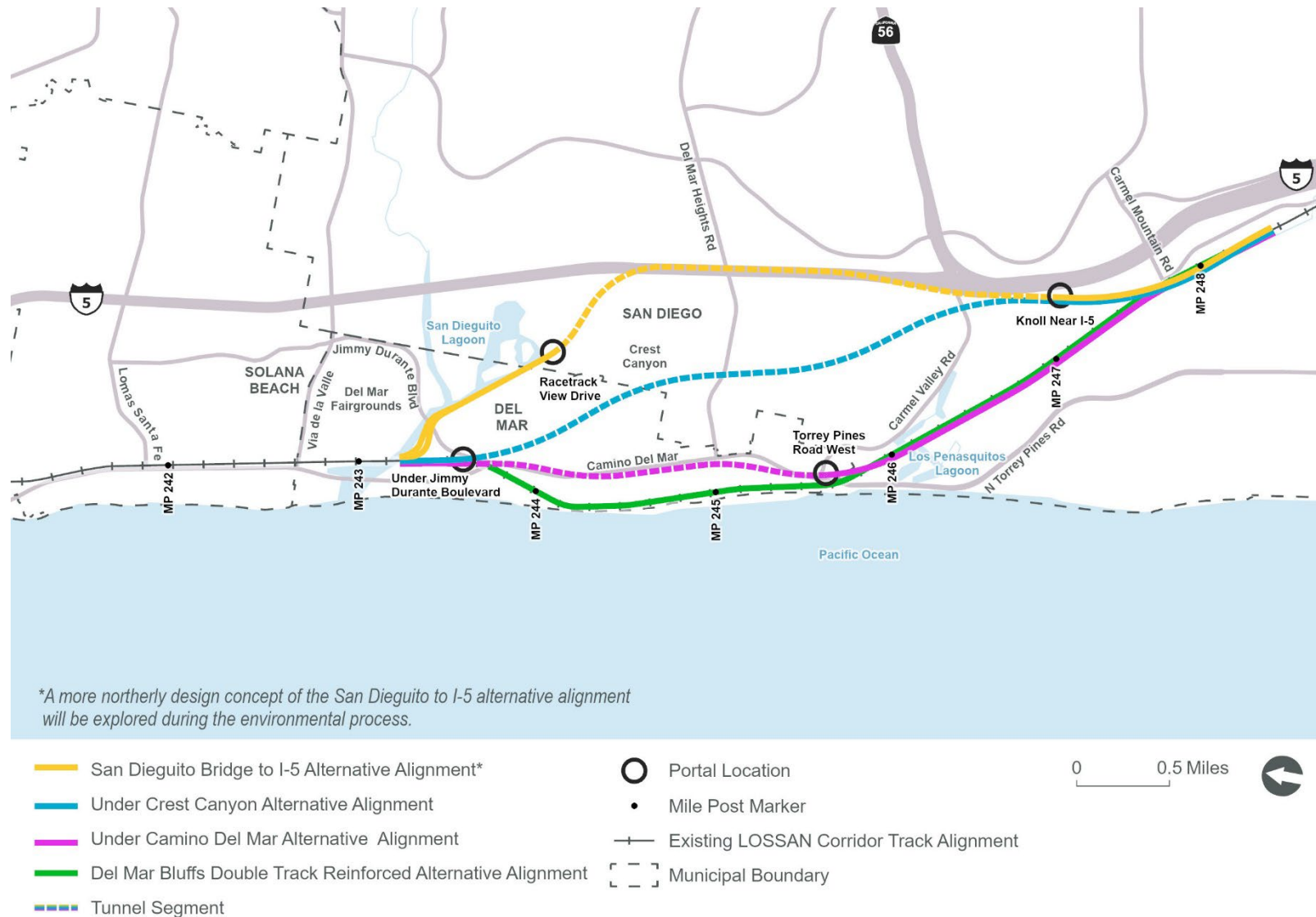
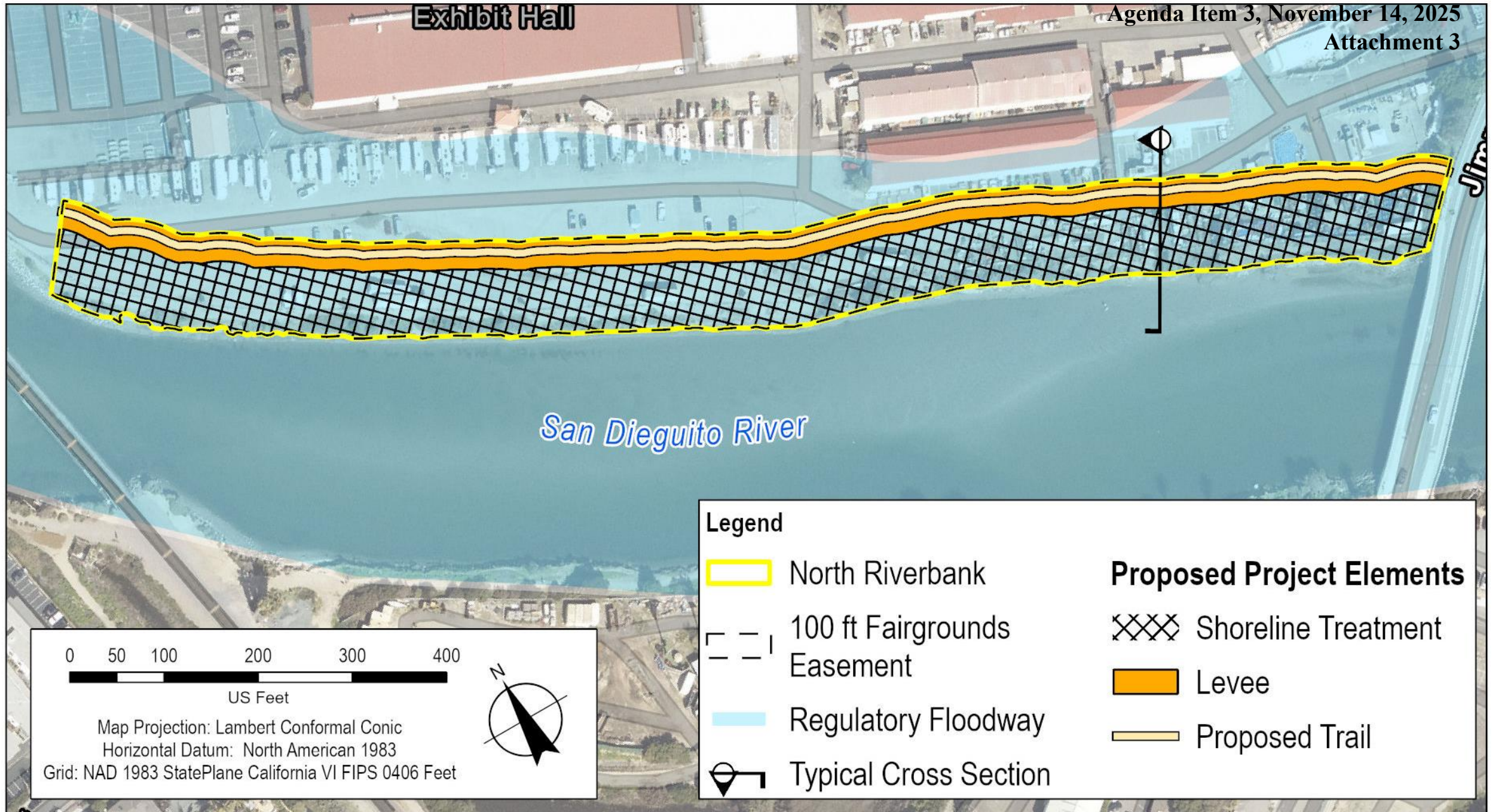


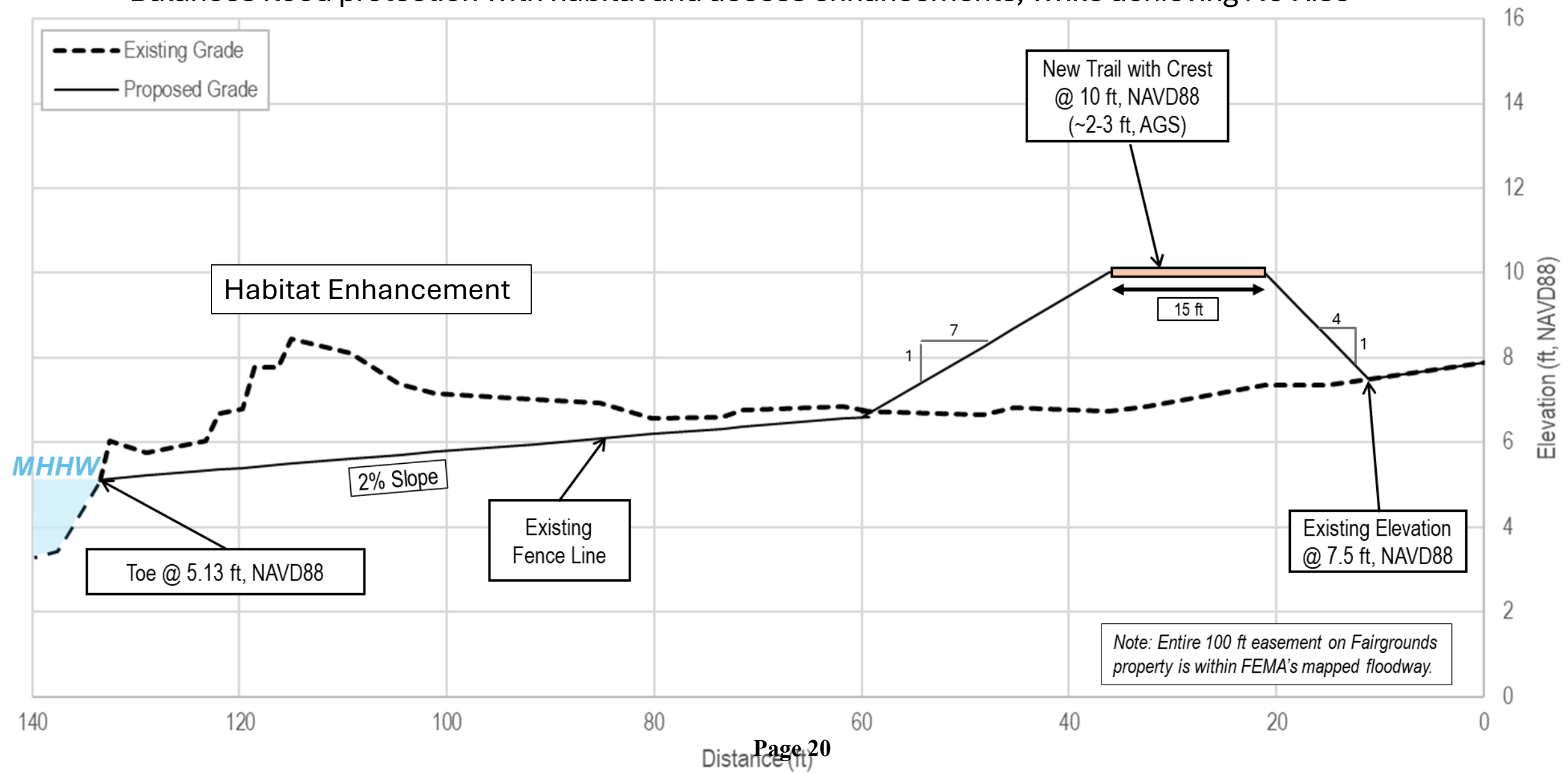
Figure 3. Four Project Alternative Alignments





North Riverbank: Alt 6 Full Easement, Hybrid

-Balances flood protection with habitat and access enhancements, while achieving No Rise



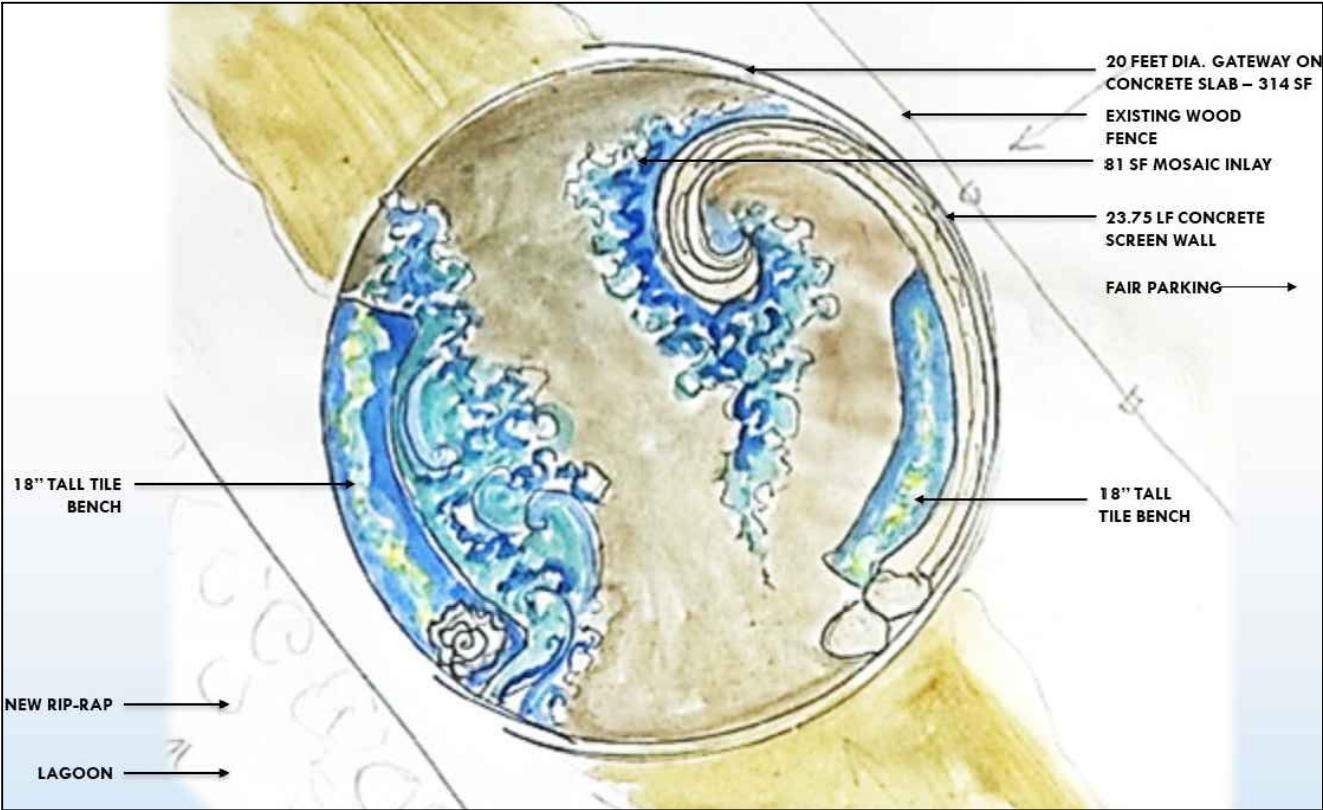
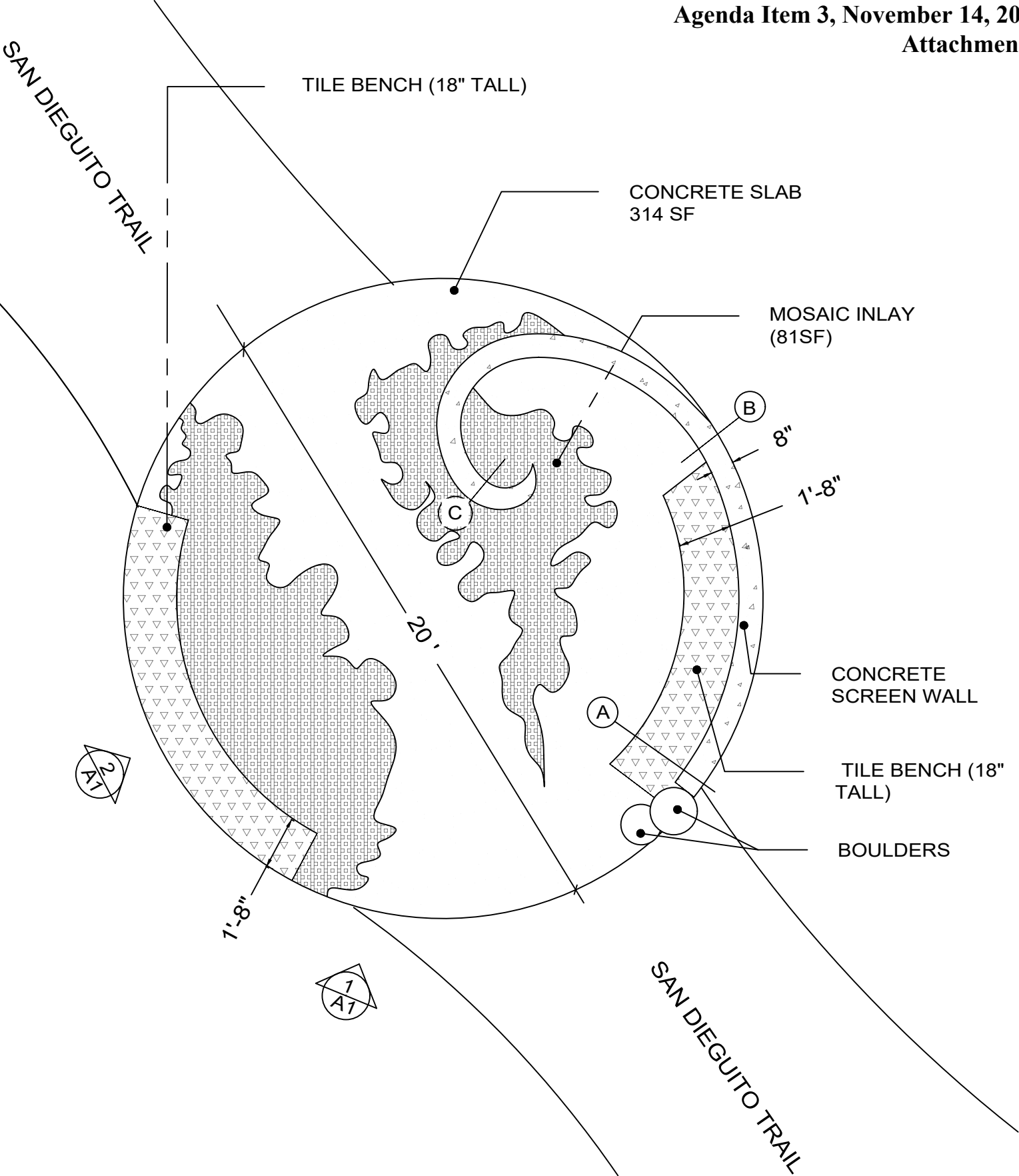


SANDIEGUITO RIVER PARK - GATEWAY

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101

(619)231-0446
Date: 04-11-2023 Drawn: SM Job#: XXXX

A1



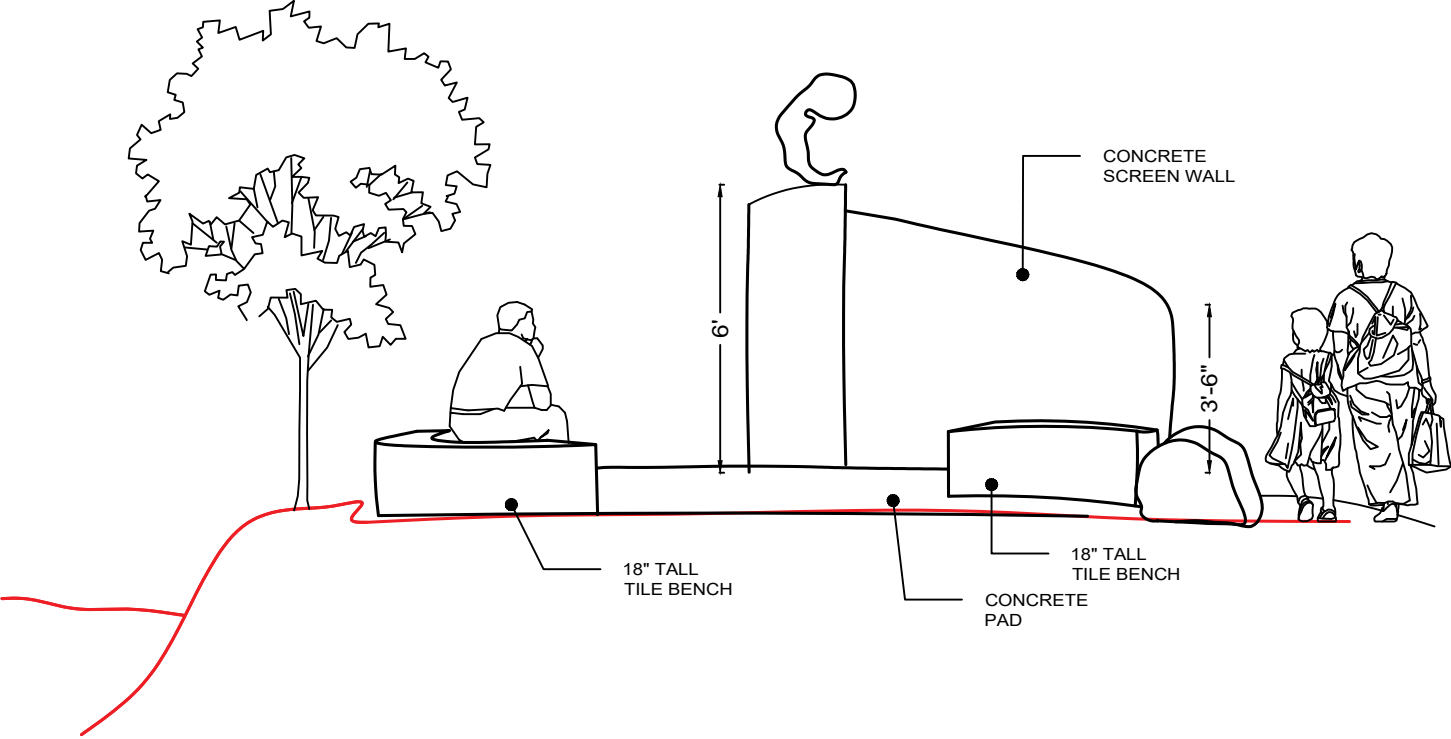
GATEWAY CONCEPTUAL PLAN



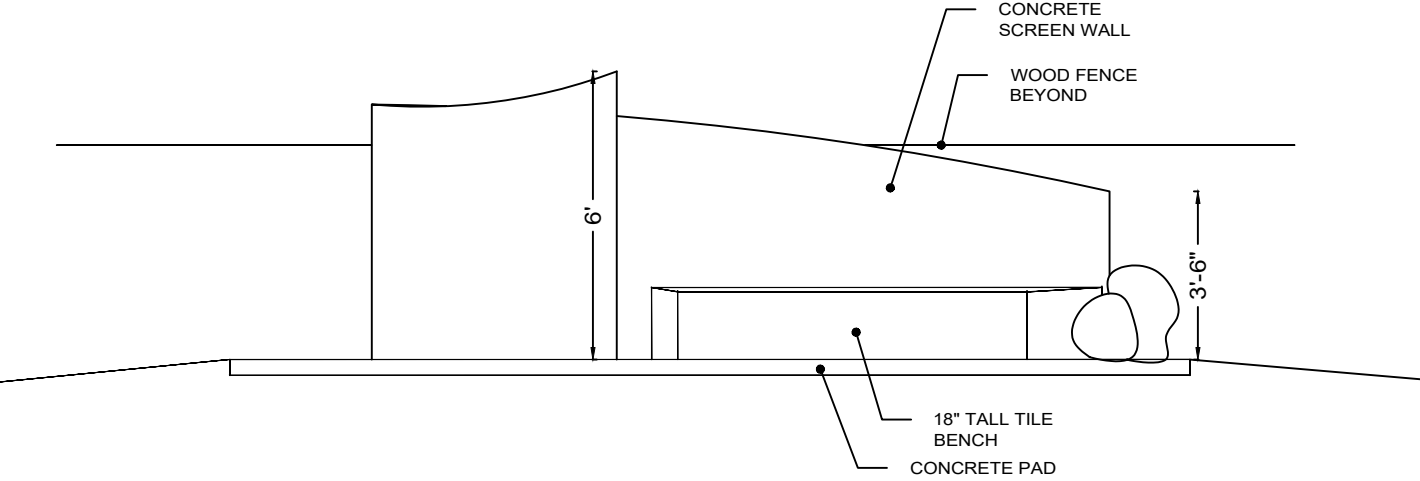
SANDIEGUITO RIVER PARK - GATEWAY

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446
Date: 04-11-2023 Drawn: SM Job#: XXXX

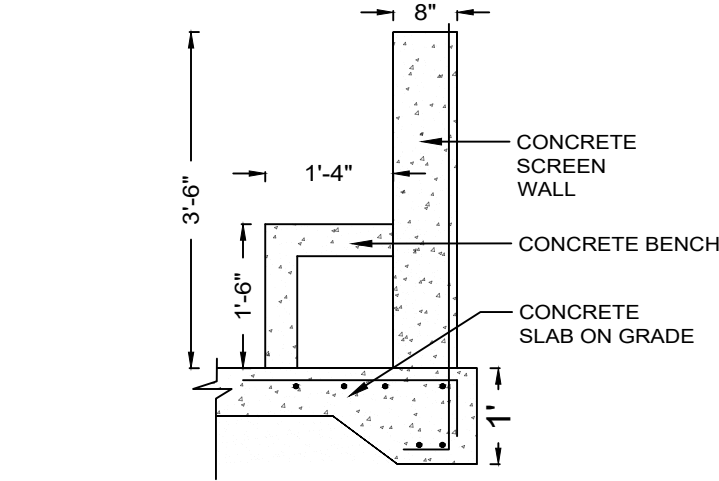
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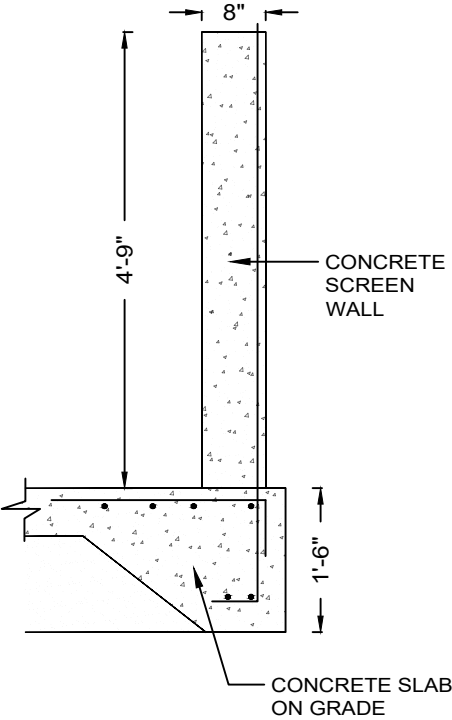
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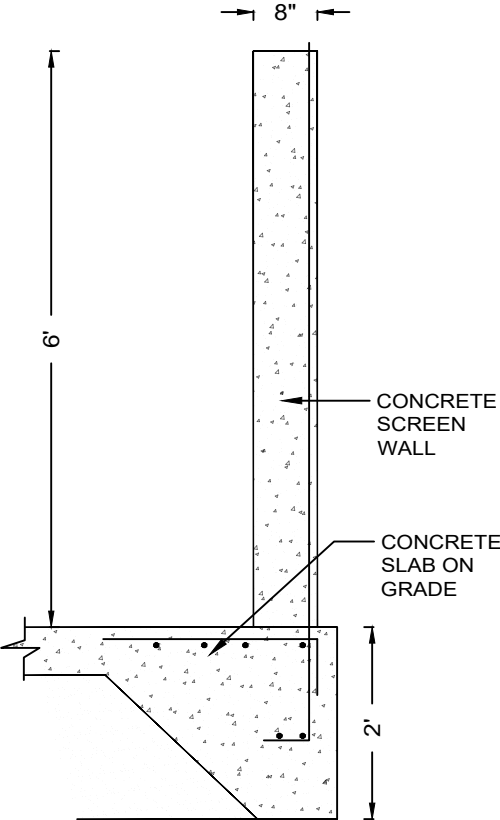
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A SECTION DETAIL
SCALE: 1/2" - 1' 0"



B SECTION DETAIL
SCALE: 1/2" - 1' 0"



C SECTION DETAIL
SCALE: 1/2" - 1' 0"