



San Dieguito River Park
Joint Powers Authority
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**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

AGENDA

SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK CITIZENS ADVISORY COMMITTEE

Friday – December 5, 2025

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 Dr.)

The Chair cannot start the meeting until a quorum is present. PLEASE ARRIVE BY 10:25 A.M. The CAC may take action on any item listed on the Consent or Discussion/Action agenda, but only when a quorum is present. If a quorum is temporarily lost during the meeting, no further discussion will take place until the quorum is regained. If the quorum is not regained, the meeting will be adjourned. **Please advise the Chair at the beginning of the meeting if you must leave before 12:15 p.m.**

NOTICE: Agenda packets are available on the [sdrp.org website](http://sdrp.org). If you do not have the ability to access or print an agenda, please contact the office at 858-674-2270 to make alternative arrangements.

Roll Call and Introductions

Chair

Late arrivals should speak to staff to make sure their attendance is noted.

Approval of 11/7/25 Minutes

Chair's Report

Chair

Executive Director's Report

Staff

Public Comment

Public

DISCUSSION/ACTION

1. Election of 2026 Officers for Chair and Vice Chair
2. Polo Fields Trail Update (Oral)

3. Committee Reports

Project Review Committee

Trails Committee

Interpretation Committee

INFORMATION

Correspondence

Adjournment

Chair

The next meeting is scheduled for January 2, 2026.

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

**SAN DIEGUITO RIVER PARK
CITIZENS ADVISORY COMMITTEE
Minutes of November 7, 2025**

MEMBERS PRESENT

Jeff Barnouw
Trista Garcia Silvia
Bob Byrnes
Candice Bowman
Kelly Clemshaw
Udo Wahn
Polly Wheatley
Adrienne Brown
Liz Gabrych
Dorothy McLin
Victoria Touchstone
Jeremy Blakespear
Beatrice Darimont
Jennifer Disser
Julie Klein
Pam Heatherington
Jim Smith
Kristina Leyva
Bill Adelson
Neil Meyer

REPRESENTING

Vice Chair, Coastal Property Owner
American Society of Architects
California Native Plant Society
Carmel Valley Planning Board
Del Dios Town Council
Del Mar Lagoon Committee
Friends of the San Dieguito River Valley
Lake Hodges Native Plant Club
League of Women Voters
Lomas Serenas Property Owners
Rancho Bernardo Planning Board
San Diego Bicycle Coalition
San Diego Bird Alliance
San Diego Mountain Biking Assoc.
San Diego Trails Alliance
Sierra Club
Torrey Pines Community Planning Group
Coastal Property Owner
Eastern Property Owner
Eastern Property Owner

VISITORS/STAFF PRESENT

Shawna Anderson
Dewanda Vandermost
Nathan Lacy
Frederique Duranton

San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA
Del Mar Lagoon Committee, Alt

Roll Call and Introductions

The meeting was called to order at 10:32 AM by Vice Chair Barnouw. A roll call was taken with 20 committee members present to begin the meeting.

Approval of Minutes – 8-1-25

No amendments or changes were needed for the draft minutes. Kristina Leyva made the motion to approve the minutes and Neil Meyer seconded the motion.

All members were in favor.

Abstain: None

Chair's Report - No report. Vice Chair Barnouw adjusted the agenda to allow Committee Reports to present first, as the Executive Director's arrival was delayed; the Executive Director's report followed afterward.

1. Committee Reports

Project Review Committee – The PRC met in November to review current proposed projects.

Project updates included the Rancho Guejito Winery major use permit modification, which remains on hold while Nathan gathers additional information. The Pioneer Sports Complex project proposed on Via de la Valle is under review by the City's Development Services Department. Surf Cup owns the parcel along Via de la Valle adjacent to the soccer lease. The City of Del Mar is working on a Living Levee and Lagoon Shoreline Protection Feasibility Study, primarily to address sea level rise, and Nathan will obtain more details for committee review.

Other business included plans for the committee to review and potentially update the design and development guidelines in Appendix D of the SDRP Concept Plan as its next task.

Trails Committee – Candy Bowman and Jennifer Disser presented preliminary results from the Trails Committee's recent trail survey along several segments of the CTC Trail, noting higher user counts than in 2024 due to normal weather conditions (not a heat advisory as in 2024) and adjusted collection times. Lake Hodges Kreitzer Bridge remains the busiest location, followed by Lagoon and Volcan Mountain. Observations included increased e-bike use (mostly Class 1 pedal-assist), continued popularity among hikers and dog walkers, and newer uses of the trails, such as electric unicycles. No equestrian activity was recorded during the surveys. Future trail surveys will be postponed until additional trail segments are open, as sufficient data has been collected on the currently accessible trails.

The committee also conducted a field visit on November 4th to evaluate alternative locations for the **Hubbell SDRP Western Gateway** project. The original site near the railroad bridge is currently in flux due to several changing conditions such as the Del Mar Living Levee project and LOSSAN realignment project, that jeopardize the ability to construct the Gateway by the grant deadline of December 2026. The committee assessed two alternative sites for the future Gateway either temporarily or permanently, one overlooking the restored wetlands near Jimmy Durante Blvd. and the other near the Lagoon Ranger Station. The committee members present preferred the Lagoon Ranger Station location for its strong visibility, scenic views, and land ownership by the JPA, making it a practical option. The committee emphasized the need to finalize a site and proceed with construction before the grant deadline.

Interpretation Committee –

Liz Gabrych reported that the committee did not meet last month. At a previous meeting, members conducted a field review of signage at Mule Hill and discussed strategies for improving interpretation of the site's historical events. It was noted that existing signs are deteriorated and largely unreadable; these will be replaced as part of the planned updates.

Executive Director's Report – Executive Director Anderson provided the following updates:

The San Dieguito River Park Watershed Explorers Program received an honorable mention and a \$5,000 award at the *All In 4 Change* ceremony sponsored by Harrah's Resort.

Upcoming events include the first Harvest Tea at Sikes Adobe on November 15–16, following the success of the Valentine's Tea.

The Jan and Bob Fuchs commemorative bench has been installed at the Tidal Trail, with native plant landscaping planned.

The 22nd Agricultural District installed a new bench and shade structure overlooking their restored wetlands near Jimmy Durante Boulevard as part of Coastal Commission mitigation requirements.

Southern California Edison continues mitigation efforts, planting over 38,000 native plants near the Birdwing.

The faded San Pasqual Agricultural Preserve sign has been replaced through coordination with Councilmember Von Wilpert.

Public Comment – None

DISCUSSION/ACTION

2. Polo Fields Recap

JPA staff provided a summary of the San Diego City Council meeting held October 27 regarding their proposed action to terminate the grant deed land use restrictions on the Polo Fields property. The Council approved terminating the land use restrictions and amending their lease with Surf Cup to resolve ongoing litigation. Key outcomes include:

- A June 2027 deadline for completing and opening the Coastal Crest Trail along the lease area.
- An annual \$100,000 payment from Surf Cup to the City's Parks and Recreation Opportunity Fund, supporting underserved communities (none of the funds go to the River Park).
- Adjustments to lease payments and confirmation that Surf Cup will provide a trail update at the JPA Board meeting on November 14.

Executive Director Anderson and JPA Board Chair and Solana Beach Councilmember Jill MacDonald emphasized during their testimony at the Council hearing that the JPA is not opposed to soccer but is concerned about the loss of environmental protections on the property and the lack of a buffer between the sensitive habitat and intense Surf Cup activities, including runoff, light pollution, and noise that disrupts the wildlife corridor and that the land use protections would no longer apply. Anderson also stated the JPA's desire to pursue long-term strategies to ensure the property is used for public open space such as rezoning the property from AR-1-2 (residential) to open space and advocating for permanent parkland dedication.

CAC members expressed other concerns including:

- **Public Access Issues:** Locked gates and new fencing despite signage promising daily access; lease terms allow closures during events, but closures outside events were noted as problematic.

- **Environmental Concerns:** Potential fertilizer use, water quality impacts, and lack of required mitigation measures. Members suggested partnering with Coastkeeper or Surfrider for water testing.
- **Economic Argument:** Need to reframe the value of parks and open space as tourism drivers to counter Surf Cup's economic claims.
- **Future Risks:** Concern that multiple future leases could complicate enforcement and further threaten the river valley.
- **Legal Strategy:** CAC member Kristina Leyva (Coastal Property Owner) explained that there is a court injunction filing on January 16, 2026 and potential grounds for challenging the legality of terminating deed restrictions and exempting intensification from CEQA per her discussion with the HOA representatives.

3. Two new Habitat Management Areas (Oral report)

Executive Director Anderson reported that two additional habitat management areas have been added under JPA stewardship. These properties serve as long-term mitigation sites for development projects outside the River Park and include endowments to support ongoing management.

- **Sycamore Westridge Preserve (Poway):** Part of the larger Sycamore Creek Preserve near JPA headquarters, this site includes conservation easements established through U.S. Navy mitigation projects. It supports coastal sage scrub habitat and species such as the California gnatcatcher, quail, and bobcat. Sycamore Creek is a tributary and wildlife corridor connecting to the San Dieguito River. Initial funding and an endowment will support surveys and restoration.
- **Caltrans I-5 Mitigation Preserve (Lagoon):** Located adjacent to the W-19 SANDAG lagoon restoration site near the Interstate 5, this coastal sage scrub habitat was restored by Caltrans and has met all mitigation requirements for impacts related to freeway improvements. Ownership and management responsibilities will be transferred to the JPA in early 2026 and an endowment was provided to JPA for long-term stewardship.

INFORMATION

Horsepark Trail Repairs (oral report) - No report

Osuna Trail Segment of CTC Trail (oral report) - No report

Correspondence – None

Vice Chair Barnouw adjourned the meeting at 12:10 pm.

**Agenda Item 1
December 5, 2025**

TO: CAC

FROM: Staff

SUBJECT: Election of CAC Officers for Chair and Vice Chair

The CAC Bylaws address the procedure for election of CAC officers (Chair and Vice Chair), see section V of Attachment 1. Current Chair Chris Khoury has served two two-year terms, and a new election is required. If the current Chair is reelected, it would be his third and final term. Vice Chair Jeff Barnouw's term also ends this year after serving as Vice Chair for two two-year terms and as Chair between 2018 and 2021 (two terms). The CAC Chair also serves as CAC representative on the JPA Board of Directors.

Officer nominations may be made by an election committee or from the floor at the discretion of the CAC, and the election is done by secret ballot according to the Bylaws. The Chair is subject to approval by the JPA Board.

Attachment 1: CAC Bylaws

SAN DIEGUITO RIVER PARK CITIZENS ADVISORY COMMITTEE BY-LAWS¹

I. NAME AND AREA

- A. The name of this organization shall be San Dieguito River Park Citizens Advisory Committee, known hereafter as CAC.
- B. The area addressed by the CAC shall be the focused planning area of the San Dieguito River Valley Regional Open Space Park and areas which directly impact the focused planning area.

II. PURPOSE

- A. The primary purpose of the CAC shall be to advise the Board of Directors of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority in matters relating to the planning, funding, property acquisition, design, improvement, operation and management of the San Dieguito River Park. The CAC is a standing committee of the San Dieguito River Park Joint Powers Authority.
- B. Additionally, the purpose of the CAC shall be
 - 1. To provide an open forum for community discussion on park related issues;
 - 2. To organize and implement special community events deemed of interest to persons interested in the San Dieguito River Park;
 - 3. To gather and disseminate park-related information to residents and property owners within and adjacent to the San Dieguito River Valley.
 - 4. To advise the JPA on land use matters within or which directly impact the focused planning area.

III. GENERAL PROVISIONS

- A. All CAC activities shall be nonpartisan and nonsectarian and shall not discriminate against any person or persons by reason of age, race, color, sex, creed, national origin or sexual preference.
- B. The CAC shall not take part, officially or unofficially, in the election of any candidate for public office.

C. A copy of current CAC bylaws shall be available for perusal at any public meeting of the CAC. A copy of the bylaws shall be provided at cost to any individual or organization upon request.

IV. GENERAL MEMBERS

A. Membership shall be open to the following organizations: all community planning groups whose planning area overlaps or directly impacts the focused planning area of the San Dieguito River Park; a selection of homeowner associations; a biologist representing Association of Environmental Professionals; a landscape architect representing American Society of Landscape Architects; Friends of the San Dieguito River Valley; ~~RVR PARC~~²; San Dieguito Lagoon Committee; San Dieguito River Valley ~~Land~~³ Conservancy; local governmental entities owning property in the river valley; region-wide environmental organizations with significant interest in the river valley, and selected other special interest organizations with significant interest in the river valley.

B. Member organizations may be recommended by the CAC and approved by the JPA Board.

C. Member organizations will appoint, preferably from among their members, an individual and an alternate who will represent the organization on the CAC.

D. Additionally, the JPA Board shall appoint to the CAC six property owners representing a geographic range of the river valley. Property owners should agree to serve as the conduit for other property owners' interests as well as their own.

E. Organizations or property owners are expected to be represented at the meetings by either the appointed representative or an alternate. If neither the appointed representative nor alternate attends a meeting the organization or property owner is considered absent. Three consecutive absences or four absences within a twelve-month period shall result in the organization or property owner no longer being a member of the CAC. The Executive Director shall keep an up-to-date roster from which shall be determined membership status and each month's quorum. Organizations or property owners who lose their membership status under this paragraph may petition the JPA Board in writing for reinstatement and upon approval thereof shall be reinstated to full membership status after attendance at two consecutive meetings.⁴

F. No person shall represent more than one organization on the CAC.

- G. A quorum for the purpose of conducting business will consist of a simple majority of the members of the Citizens Advisory Committee.
- H. When an organization or member is added to a newly created position on the CAC, that organization or member shall not have full voting status until after attendance at two consecutive meetings.⁵
- I. New CAC members and alternates, and new representatives, are required to obtain an orientation about the River Park and the role of the CAC from River Park staff.⁶

V. OFFICERS

- A. 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 Vice-Chair shall be selected by the CAC.~~⁷ The CAC shall select a Chair and Vice-Chair by secret ballot.⁸
- B. The terms of the Officers shall be two ~~one~~ years⁹, ~~subject to the stipulations in Paragraph G of this section.~~¹⁰ ~~renewable by appointment in the case of the Chair and election in the case of the Vice-Chair.~~ The term ~~shall begin with the effective date of these by laws.~~¹¹
- C. Nominations for Chair and Vice-Chair may be made ~~by a Nominating Committee or~~¹² from the floor by any eligible CAC member. The Vice-Chair must represent an organization or property owners.¹³
- D. A vacancy in the office of the Vice-Chair shall be filled by a majority vote of CAC members present at the meeting following the meeting at which such vacancy is created, provided that such members present constitute a quorum ~~and subject to approval by the JPA Board~~¹⁴.
- E. The Chair shall be the principal officer and shall preside over all meetings of the CAC. The Chair may or may not represent an organization. Should the Chair be selected from the CAC body, then during the term of office he or she shall no longer be the formal representative of the organization that appointed him or her, and that organization will appoint another representative. The Chair shall vote only in the case of a tie vote.¹⁵

F. The Vice-Chair shall, in the absence of the Chair, carry out all the duties and responsibilities of the principal officer.

G. The maximum term of office of the Chair shall be 3 (three) two year terms. However, the Chair may be reelected to office and serve a maximum of 2 (two) additional two year terms if he/she has been out of office for at least one full two year term. This clause shall take effect beginning with election of officers in the first election held after its inclusion in the by-laws.¹⁶

VI. SUBCOMMITTEES

A. The Chair, with the advice and consent of the CAC, shall establish subcommittees and approve membership in those subcommittees, as necessary or appropriate to carry on the work of the CAC.

1. Each subcommittee shall have a chair, and the chair of each subcommittee shall be a member of the CAC.
2. All members and alternates shall be eligible to serve on subcommittees.
3. The chair of a subcommittee may invite non-members to attend in a non-voting capacity if necessary.
4. The subcommittee shall report its activities to the CAC at each regularly scheduled meeting.
5. A subcommittee shall not represent itself as speaking for the CAC unless the CAC has taken action on the item being represented.
6. All subcommittees shall be comprised of CAC members only who constitute less than a quorum of the CAC, unless inclusion of outside members is approved by the full CAC and/or unless a membership greater than a quorum of the CAC is approved by the CAC. In either such case all meetings of the subcommittee shall be noticed and held in conformance with the Ralph M. Brown Act. Other subcommittee meetings of less than a quorum and containing

no outside members need not comply with the Brown Act, but as a matter of policy shall be open and public attendance and participation shall be encouraged.

B. The Chair may appoint a Steering Subcommittee to coordinate CAC activities with staff, and such other tasks as may be necessary. The Chair or Vice-Chair of the CAC shall be a member of the Steering Subcommittee.

VII. MEETINGS

A. All regular and special meetings of the CAC shall be open to the public.

B. Regular meetings shall be held at least once a month unless otherwise designated by majority vote of the Board or at the discretion of the Chair.

C. Special meetings held to obtain input from the community at large shall be publicized and scheduled at a time and place so as to maximize participation.

D. The Ralph M. Brown Act (Govt Code Sections 54950-54961) shall govern the proceedings, noticing and general activities of this Citizens Advisory Committee.

VIII. AGENDAS

A. The Chair of the CAC shall establish a proposed agenda for each meeting of the CAC, and shall cause staff to mail it one week in advance of the meeting.

B. The agenda will have a place for Consent items, Action items, and Information items. It will also list the names of currently active Subcommittees.

C. At the beginning of each meeting, a supplemental item may be added to the agenda if 2/3 of the total membership agrees to place the item on the agenda, and if the need to place the item on the agenda arose after the publication of the agenda. In addition, if an emergency is found by majority vote, based on specified facts, an item may be added to the agenda. Unless any supplemental items are added as Consent Agenda items, they shall be placed at the end of the Action Agenda and shall be heard at the conclusion of the items on the proposed agenda.

D. At the beginning of any meeting, any CAC member may request a different order of business than that proposed by the Chair. Granting such a request shall be the decision of the Chair.

IX. TESTIMONY AND DISCUSSION

A. All agenda items shall be open for public discussion following discussion by the CAC members prior to making a decision.

B. If necessary, the Chair shall establish appropriate time limits for individuals and group presentations, to maximize the participation of interested parties.

C. Additional public comment will be accepted at the end of the meeting.

X. ACTIONS

A. The CAC staff will record the aye votes, no votes, and abstentions on each action taken, and such will be noted in the meeting notes.

B. Each member organization or property owner representative member will have one vote.

C. Unless they are time-sensitive, CAC actions will be referred to the JPA Board for review and action. Where time does not permit such referral, a letter from the CAC will be directed to the JPA Boardmember(s) in whose jurisdiction the matter lies.

D. ~~If no quorum is present, the CAC may, at the discretion of the Chair, take an informal and non-binding vote that conveys the sense of the attendees and that vote may be conveyed to the JPA Board, provided that the Board is informed of the count of the vote and that there was no quorum present.~~¹⁷¹⁸

XI. PARLIAMENTARY AUTHORITY

A. All matters not covered in these Bylaws shall be governed by the most current edition of Robert's Rules of Order.

XII. AMENDMENTS

A. These Bylaws may be amended at any regular meeting by a two-thirds (2/3) vote of the CAC membership present¹⁹, provided that the

proposed changes were listed on the agenda mailed out to the CAC members, and are later approved by the JPA Board of Directors.

¹ Adopted by JPA Board, November 15, 1990

² Deleted by JPA Board, April 18, 2003

³ Deleted by JPA Board, April 18, 2003

⁴ Added by JPA Board, October 20, 1995

⁵ Added by JPA Board, October 20, 1995

⁶ Added by JPA Board, April 18, 2003

⁷ Deleted by JPA Board, June 18, 2010

⁸ Added by JPA Board, April 18, 2003

⁹ Changed by JPA Board, April 18, 2003

¹⁰ Added by JPA Board, June 18, 2010

¹¹ Deleted by JPA Board, June 18, 2010

¹² Added by JPA Board, June 18, 2010

¹³ Added by JPA Board, April 18, 2003

¹⁴ Added by JPA Board, June 18, 2010

¹⁵ Added by JPA Board, April 18, 2003

¹⁶ Added by JPA Board, April 18, 2003

¹⁷ Added by JPA Board, July 18, 1997

¹⁸ Deleted by JPA Board, April 18, 2003

¹⁹ Added by JPA Board, April 16, 2010