

MINUTES OF THE ADJOURNED MEETING OF THE
BOARD OF DIRECTORS OF THE
VISTA IRRIGATION DISTRICT

April 25, 2017

An Adjourned Meeting of the Board of Directors of Vista Irrigation District was held on Tuesday, April 25, 2017, convening at the offices of the District at 1391 Engineer Street, Vista, California.

1. CALL TO ORDER

President Miller called the meeting to order at 8:00 a.m.

2. ROLL CALL

Directors present: Miller, Vásquez, Dorey, Sanchez, and MacKenzie.

Directors absent: None.

Staff present: Eldon Boone, General Manager; Lisa Soto, Secretary of the Board; Brett Hodgkiss, Assistant General Manager; Don Smith, Director of Water Resources.

Other attendees: J. Harry Jones (reporter) and Eduardo Contreras (photographer) both with the San Diego Union Tribune; Frank and Janice Mendenhall, Lake Henshaw Resort Concessionaires; and Randy Whitmann, Engineering Project Manager. Back-up General Counsel Jeremy Jungreis was also present.

3. APPROVAL OF AGENDA

The agenda was approved as presented.

4. PUBLIC COMMENT TIME

No public comments were presented on items not appearing on the agenda.

5. TOUR OF LOCAL WATER SYSTEM FACILITIES

President Miller adjourned the meeting at 8:01 a.m. for the drive to the first stop on the itinerary. At 9:15 a.m., the Board and staff (Group) arrived at the Roundup Grill at 26439 Highway 76, Santa Ysabel, where they were greeted by the Lake Henshaw Resort Concessionaires Frank and Janice Mendenhall and the owner/manager of the Roundup Grill, John Little. Joining the Group at this time were J. Harry Jones, Reporter and Eduardo Contreras (photographer) for the San Diego Union Tribune. At 9:30 a.m., President Miller reconvened the meeting, and Director of Water Resources Don Smith provided an outline (attached hereto as Exhibit A) and an overview of the Dam Safety Monitoring at the Henshaw Dam. He provided information about the dam operations, inspections, monitoring and security.

Mr. Smith provided background regarding the District's recreational concession at Lake Henshaw and the Warner Ranch, including the hunting sublease. He reviewed the activities operated by the concessionaires Frank and Janice Mendenhall. Mr. Mendenhall provided an overview of all of the improvements they have made since taking over the concession in 2003.

President Miller adjourned the meeting at 10:10 a.m. for the drive to the next stop in the itinerary. Driving through the Lake Henshaw Resort facilities and then on to the Henshaw dam, the meeting reconvened on top of the dam at 10:45 a.m. The Board viewed and discussed the dam infrastructure. At 11:00 a.m., President Miller adjourned the meeting for the drive to the Warner Carrillo Ranch House (Ranch House).

The Group arrived at the Ranch House at 11:15 a.m., and President Miller reconvened the meeting. At this time, Save Our Heritage Organisation (SOHO) Executive Director Bruce Coons, and Historic Resources Specialist Amie Hayes, joined the meeting. The Board toured the Ranch House as Mr. Coons provided information about the history and the significance of the site. At 11:45 a.m., President Miller adjourned the meeting for lunch. At this time, Messrs. Jones and Contreras left the meeting.

Upon return to the Round Up Grill at 12:05 p.m., President Miller reconvened the meeting for a brief discussion regarding possible signage options to attract visitors to the Ranch House. At 12:20, President Miller adjourned the meeting for a lunch break.

Following lunch, the Group departed the Round Up Grill for the drive to Escondido to view the jobsite of the Flume Relocation Project (see map attached hereto as Exhibit B). The Group arrived at the jobsite at 2:20 p.m., and President Miller reconvened the meeting. Vista Irrigation District Engineering Project Manager Randy Whitmann joined the meeting at this time. After the Board viewed and discussed the project progress, President Miller adjourned the meeting at 2:35 p.m. for the drive to the final stop, the HP Reservoir Rehabilitation Project jobsite. Arriving at the HP Reservoir site, President Miller reconvened the meeting at 2:50 p.m. The Board viewed and discussed the jobsite and the progress which has been made on the project.

6. ADJOURNMENT

There being no further business to come before the Board, at 3:10 p.m., President Miller adjourned the meeting.


Marty Miller, President

ATTEST:


Lisa R. Soto, Secretary
Board of Directors
VISTA IRRIGATION DISTRICT



**Board of Directors
2017 Spring Tour
Itinerary**

Tuesday, April 25, 2017

Leave VID offices at 8:00 am

Arrive at the Roundup Grill (Lake Henshaw Café) by 9:15 am

1. Enjoy refreshments
2. Pre-order lunch

Discussions at Roundup Grill – 9:30 am

3. Dam safety monitoring at Henshaw Dam
4. Review of activities under the Concession Management Agreement

Tour of Facilities ~ 10:00 am

5. Drive through Lake Henshaw Resort
6. Visit Henshaw Dam
7. Depart Henshaw Dam about 11:00 am

Arrive at the Warner-Carrillo Ranch House about 11:20 am

8. Meet with SOHO representatives
9. Discuss operations and attendance
10. Depart about 11:50 pm

Arrive at the Roundup Grill (Lake Henshaw Café) about 12:10 pm

11. Have lunch
12. Depart about 1:10 pm

Arrive at Hidden Valley Estates Flume Relocation Jobsite by 1:55 pm

13. View construction progress
14. Depart ~ 2:05 pm

Arrive at HP Reservoir Rehabilitation Jobsite by 2:35 pm

15. View construction progress
16. Depart ~ 2:50 pm

Return to VID office ~ 3:10 pm

Board Discussions at the Roundup Grill

April 25, 2017

EXHIBIT A

I. Dam Safety Monitoring at Henshaw Dam

A. Personnel

- Three District employees live in District housing at the Dam
- One employee in the Henshaw vicinity at all times
- Director of Water Resources serves as the Chief Dam Safety Engineer

B. Inspections

- District
 - Daily observations
 - Monthly piezometer readings & test of the early warning system
 - In-depth inspection of dam, spillway & flow retardation structure quarterly
 - Outlet tunnel/outlet works inspected annually
 - After every felt earthquake, or if an earthquake of magnitude 3.5 or greater is reported in a 40 mile radius of the dam.
 - When lake level rises 5 feet in 24-hour period
- California Division of Safety of Dams (DSOD)
 - Annual Inspection
- Federal Energy Regulatory Commission (FERC)
 - Annual Inspection

C. Monitoring

- Piezometers (measures the level of groundwater inside earth-fill dam)
- Early warning leak detection
- Annual survey of settlement markers
- Lake level, rainfall, release flow
- Seismic sensor

D. Security

II. Recreational Concession

A. Background

- Present Concession Management Agreement first signed April 3, 1995
- Amended eight (8) times
- Lake Henshaw Resorts, Inc. sold from Al & Gwen Socin to Frank & Janice Mendenhall on May 1, 2003 (Third Amendment)
- Present lease period expires on December 31, 2017
- Monthly income based on "Adjusted Gross Receipts" – about \$40,000 annually
- Hunting sublease presently provides \$110,000 annually

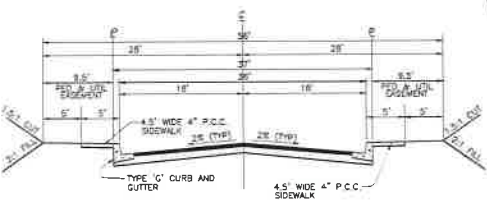
B. Activities

- Lake recreation – fishing, boating, boat rental
- Store operation
- Café operation
- Cabin Rental
- Mobile home park
- Camping
- Storage
- Hunting (waterfowl, deer, turkey, quail, dove, put & take pheasant)
- First right of refusal for other recreational opportunities on District Property

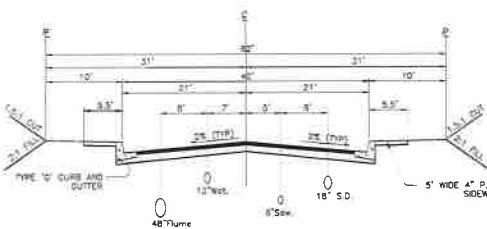
HIDDEN VALLEY T.M. - TRACT NO. 932



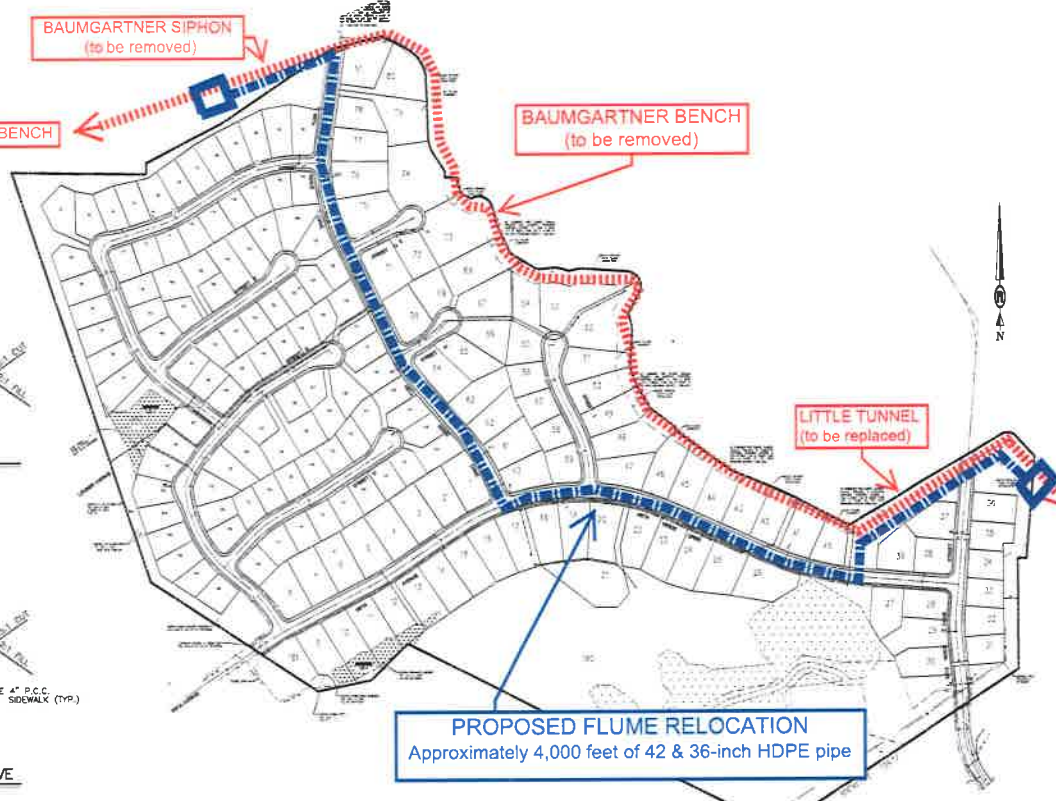
VICINITY MAP
NO SCALE
TB 1109 JA, 1110 AA



TYPICAL SECTION - PRIVATE STREETS
NO SCALE



TYPICAL SECTION - VISTA AVENUE AND VISTA VERDE DRIVE
NO SCALE

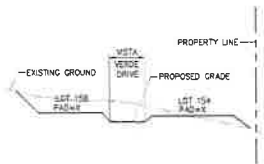


PROPOSED FLUME RELOCATION
Approximately 4,000 feet of 42 & 36-inch HDPE pipe

SYMBOL	DESCRIPTION
	MASONRY RETAINING WALL
	CUT (1:1/2:1 MAX.) FILL (2:1 MAX.)
	CONCRETE BROADITCH
	FINISH CONTOUR
	STORM DRAIN SYSTEM
	SEWER GRAVITY MAIN
	SEWER MANHOLES
	WATER MAIN
	FIRE HYDRANT
	DAYLIGHT
	LIMITS OF GRADING
	EXIST. WATERLINE
	EXIST. STORM DRAIN SYSTEM
	EXIST. SEWERLINE

KEY MAP

SCALE 1"=200'



SECTION C-C

SCALE: HOR. 1"=100' VER. 1"=50'

EARTHWORK

RAW CUT VOLUME	XXXXX C.Y.
BULKING (15.0%)	XXXXX C.Y.
SPOILS	XXXXX C.Y.
ADJUSTED CUT VOLUME	XXXXX C.Y.
RAW FILL VOLUME	XXXXX C.Y.
SHRINKAGE (3.0%)	XXXXX C.Y.
ADJUSTED FILL VOLUME	XXXXX C.Y.
EXPORT	XXXXX C.Y.

* ESTIMATE ONLY. MASSON & ASSOCIATES MAKES NO GUARANTEE THAT THESE QUANTITIES ARE ACCURATE AND COMPLETE. OWNER TO HAVE GRADING CONTRACTOR VERIFY PRIOR TO FINAL PRICING AND CONSTRUCTION.

NOTES:

- ZONING - EXISTING COUNTY ATO, R-R-1, R-S-1
- GENERAL PLAN LAND USE DESIGNATION COUNTY B1, CITY E2 & R2
- MINIMUM LOT SIZE 10,000 S.F. & 20,000 S.F.
- MINIMUM AVERAGE LOT WIDTH - 60'
- TOTAL LOTS - 179 - TOTAL UNITS - 179
- SITE AREA - 111.56 AC. REMAINDER PARCEL - 33.25 AC.
- SITE ADDRESS - 11111 LEMAY AVENUE, ESCONDIDO, CA.
- CALIFORNIA COORDINATE INDEX - 32-144-1112
- SOURCE OF TOPO - SAN-JO AERIAL SURVEYS
- ASSESSOR'S PARCEL NO. 274-100-11, 21, 28, 29, AND 60
- WATER SUPPLIED BY - CITY OF ESCONDIDO
- SEWAGE SUPPLIED BY - CITY OF ESCONDIDO
- GAS AND ELECTRIC SUPPLIED BY - SOCAL
- FIRE PROTECTION - CITY OF ESCONDIDO
- SCHOOL DISTRICTS - ESCUDO AND ESCUDO S.D.
- STREET LIGHTING PER CITY ORDINANCES, TREE PLANTING PER LANDSCAPE PLAN.
- BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA.
- ALL LOTS ARE ON A SANITARY SEWER SYSTEM. ALL UTILITIES TO BE UNDERGROUND.
- ALL IMPROVEMENTS TO BE TO THE CITY OF ESCONDIDO STANDARDS.
- ALL FILL SLOPES ARE 2:1, CUT SLOPES ARE 1.5:1 UNLESS NOTED OTHERWISE.
- ACCESS TO THE OPEN SPACE LOT WILL BE MAINTAINED AS A JOINT ACCESS D/W ALONG THE SIDE OF LOT 159.

MULTIPLE FINAL MAPPING

THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE MAPS ON THIS TENTATIVE SUBDIVISION MAP IN ACCORDANCE WITH SECTION 66456-1 OF THE SUBDIVISION MAP ACT.

LEGAL DESCRIPTION

PARCEL 1, PARCEL 2, PARCEL 3, & PARCEL 4 OF PARCEL MAP NO. 17363 AND THE SE 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 3, T12S, R2W, S884W

OWNER/APPLICANT

SHEA HOMES, INC.
9990 MESA PIN ROAD SUITE #200
SAN DIEGO, CA 92123
PHONE: 656-526-5554

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER (S) OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OF TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

BY: _____ DATE: _____

ENGINEER

BY: _____ DATE: _____
MASSON & ASSOCIATES, INC.
200 E. WASHINGTON AVE., STE. 200
ESCONDIDO, CA. 92025
(760) 741-3570



CITY PROJECT No. _____
ENG



CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	ADD'L. DATA	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Submitted	Approved	ENGINEERING SERVICES	Drawing No.
							Horizontal	Field	Plants Prepared Under Supervision Of				By	By	
							Vertical	Traffic	ROBERT D'AMARO				Assistant City Engineer	By	Assistant Director of Public Works/Engineering