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# MEETING NOTICE AND AGENDA

## ENVIRONMENTAL MITIGATION PROGRAM WORKING GROUP

The Environmental Mitigation Program Working Group may take action on any item appearing on this agenda.

May 8, 2007

1 to 3 p.m.

SANDAG, 8th Floor, Conference Room A  
 401 B Street, Suite 800  
 San Diego, CA 92101-4231

Staff Contact: Keith Greer  
 (619) 699-7390  
[kgr@sandag.org](mailto:kgr@sandag.org)

## AGENDA HIGHLIGHTS

- STATUS OF ENVIRONMENTAL MITIGATION PROGRAM (EMP) AGREEMENT
- SUCCESSFUL CONSERVATION FUNDING MEASURES
- SANDAG POLICY BOARD OF DIRECTORS MEETING ON HABITAT PRESERVATION
- CARLSBAD OPEN SPACE PRIORITIZATION PROCESS

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# ENVIRONMENTAL MITIGATION PROGRAM WORKING GROUP

Tuesday, May 8, 2007

<b>ITEM #</b>	<b>RECOMMENDATION</b>
1.	WELCOME AND INTRODUCTIONS (Chair, Mayor Pro Tem Carrie Downey, City of Coronado)
+2.	<p>SUMMARY OF MARCH 13, 2007, MEETING</p> <p style="margin-left: 20px;">APPROVE</p> <p style="margin-left: 20px;">Review and approve the meeting summary of the March 13, 2007, meeting.</p>
3.	<p>PUBLIC COMMENTS AND COMMUNICATIONS</p> <p style="margin-left: 20px;">COMMENT</p> <p style="margin-left: 20px;">Members of the public will have the opportunity to address the Environmental Mitigation Program Working Group (EMPWG) on any issue within the jurisdiction of the Working Group. Speakers are limited to three minutes each.</p>
4.	<p>STATUS OF ENVIRONMENTAL MITIGATION PROGRAM (EMP) AGREEMENT (Keven Hunting)</p> <p style="margin-left: 20px;">INFORMATION</p> <p style="margin-left: 20px;">Mr. Kevin Hunting, acting South Coast Regional Manager of the California Department of Fish and Game, will provide an update to the group on the recent discussions on the <i>TransNet</i> Environmental Mitigation Program Agreement among the State Resources Agency, California Department of Fish and Game, U.S. Fish and Wildlife Service, and SANDAG.</p>
5.	<p>SUCCESSFUL CONSERVATION FUNDING MEASURES: EXPERIENCES FROM OTHER REGIONS (Carol Baudler)</p> <p style="margin-left: 20px;">INFORMATION/ DISCUSSION</p> <p style="margin-left: 20px;">Ms. Baudler of the Nature Conservancy will share her experiences on successful measures for the development of conservation funding from other regions of the country.</p>
+6.	<p>SANDAG POLICY BOARD OF DIRECTORS MEETING ON HABITAT PRESERVATION (Jane Signaigo-Cox, Keith Greer)</p> <p style="margin-left: 20px;">DISCUSSION/ POSSIBLE ACTION</p> <p style="margin-left: 20px;">At the February 9, 2007, meeting of the SANDAG Executive Committee, SANDAG staff was directed to establish three separate Policy Board meetings to address the regional infrastructure needs of stormwater, beach sand replenishment and habitat preservation. The policy discussion on habitat preservation has been scheduled for July 13, 2007, at the SANDAG Policy Board. The EMP Working Group will discuss, and possibly take action on how to address the Policy Board on this topic. The Working Group should consider what message it would like to present to the Policy Board, who should present that message, and any specific details for the Board to consider.</p>

**ITEM #****RECOMMENDATION**

+7. CARLSBAD OPEN SPACE AD HOC CITIZEN COMMITTEE PROCESS (Mike Grim)

INFORMATION/  
DISCUSSION

Proposition C was passed by the Carlsbad voters in 2002, which authorized City Council to spend over one million dollars for four capital projects. A total of \$35 million was allocated to fund the Proposition C projects. One of these projects is the acquisition of open space and trail linkages. The Proposition C Open Space and Trails Ad Hoc Citizens Committee was formed by the City Council to establish a prioritized list of potential property acquisitions associated with the open space and trails linkage component of Proposition C. Mike Grim from Carlsbad will present the process that was used by the Ad Hoc committee to prioritize land acquisitions. This could assist future EMP Working Group discussions on land acquisition prioritizations.

8. ADJOURN

INFORMATION

The next EMP Working Group meeting is scheduled for June 12, 2007, from 1 to 3 p.m.

+ next to an item indicates an attachment

San Diego Association of Governments  
**ENVIRONMENTAL MITIGATION PROGRAM  
(EMP) WORKING GROUP**

May 8, 2007

AGENDA ITEM NO.: **2**

**Action Requested: APPROVE**

SUMMARY OF MARCH 13, 2007, MEETING

File Number 3000200

**Members in Attendance:**

Carrie Downey (Chair), City of Coronado  
Bruce April, Caltrans  
Craig Adams, San Diego Conservation Network  
David Mayer, Department of Fish and Game  
Jeanne Krosch, City of San Diego  
Kathy Viatella, The Nature Conservancy  
Marisa Lundstedt, City of Chula Vista, South County  
Michael Beck, Endangered Habitats League  
Mike Grim, City of Carlsbad, North County Coastal  
Patti Brindle, City of Poway, North County Inland  
Robert Fisher, USGS  
Susan Wynn, U.S. Fish and Wildlife Service  
Tom Oberbauer (Vice Chair), County of San Diego

**SANDAG Staff in Attendance:**

Keith Greer  
Deborah Gunn  
Karen Lamphere  
Rob Rundle  
Shelby Tucker  
Anne Steinberger

**Others in Attendance:**

Claire Billett, SDCRN  
Trish Boaz, County of San Diego  
Anne Fege, San Diego Natural History Museum  
Teri Fenner, EDAW  
Bill James, TRC  
Dahvia Lynch, County of San Diego  
Terry Rodgers, San Diego Union Tribune  
Jerre Stallcup, Conservation Biology Institute  
Paula Stigler, San Diego Foundation  
Lenore Volturmo, PAIA Tribal EPA  
Jim Whalen, J Whalen and Associates  
Kit Wilson, Environmental Land Solutions

## **1. Welcome and Introductions**

Ms. Carrie Downey, Chair, welcomed the group and introductions were made.

## **2. January 9, 2007, Meeting Summary**

Michael Beck motioned to approve the January 9, 2007, meeting minutes. Mr. Craig Adams seconded the motion. The motion was approved unanimously.

## **3. Public Comments and Communications**

No public comments were made.

## **4. Statement of Economic Interests (Form 700 – Deborah Gunn)**

Ms. Deborah Gunn, Clerk of the SANDAG Board, explained the need to fill out Form 700 annually. She mentioned that if it was a member's first time filling out the form, they must fill out an 'assuming office' form. Instructions on how to fill out the forms were sent out, available at the meeting on hard copy, and also available on the SANDAG Web site. She requested the submission of the forms directly mailed to her (not by fax or e-mail) during the week of Monday, March 19.

Chair Carrie Downey noted that for those filling out multiple forms for various groups, on the top line for multiple positions you can write see attached and list the committees, agencies, commissions, etc., you are filing for and sign the original cover page.

It was clarified that federal employees need not file the form.

Ms. Gunn noted several members who had already submitted their forms.

## **5. Summary of Annual SANDAG Retreat (SANDAG Staff)**

Keith Greer introduced this item as being related to the phase 2 funding as described under the *Transnet* Extension Ordinance and implementation of the regional habitat conservation plans. The topic was discussed at the SANDAG retreat on January 31 – February 2 in the context of overall regional infrastructure needs.

Anne Steinburger discussed the item with the group stating that a public opinion survey taken in December was undertaken to assess the overall infrastructure needs in the region, how they should be prioritized, and how the public and Board members feel about paying for those needs. SANDAG policy meetings regarding to these needs took place in October, January, and at the retreat. A full report of the survey is available on the SANDAG Web site.

The survey was broken into a transportation and non-transportation sections, and included questions common to both. The information from the survey went to the Board at the retreat and it was decided that additional policy meetings were needed. Three non-transportation infrastructure needs were identified which could to be addressed on a regional level: storm water management, beach sand replenishment, and habitat preservation. Committee members and other stakeholders were encouraged to attend future Board meetings on these issues to voice their concerns.

Chair Carrey Downey reiterated that once the SANDAG Board looks at funding items that are not specifically transportation oriented such as habitat, stakeholders and the Working Group would be consulted for input.

Further research into this topic can be done via the SANDAG Web site and questions directed to Mr. Greer.

Craig Adams had a concern regarding to how the poll was taken. He voiced that it was common to first ask questions without any information provided, then ask questions with some information provided and gauge reactions and compare the two. He wondered why this was not the case here and stated that there was little or no information provided in the context of the questions.

Karen Lamphere of the SANDAG's technical services department who was responsible for the survey responded that this survey marked the beginning of research and was meant to serve as a baseline to gauge how people feel about the issues without being given information. This will help to direct education efforts and further research.

Mr. Greer mentioned that the first Transnet Extension polling was also disappointing and showed, as with this case, that education is important.

## **6. Status of Regional Habitat Conservation Grants**

Keith Greer introduced Ms. Shelby Tucker who presented the status of the previous grants awarded under the EMP by the Board as recommended by the EMP Working Group.

Ms. Tucker mentioned that majority of grantees have completed the process. Ms. Tucker handed out a status sheet of the various grants. Work has since been undertaken and progress is being made which is evidenced by the required deliverables from those contracted. Mr. Greer indicated that the two time-sensitive grants approved by the SANDAG Board in December 2006 were under contract and work was proceeding accordingly.

Chair Carrie Downey noted that the City of San Diego Crest Canyon project had not yet been signed and asked about its current status. Ms. Jeanne Krosch responded that the City Attorney's Office approved the grant and the contract was going to the Parks and Recreation Director to be signed with the anticipation of it to be submitted to SANDAG within two weeks.

There were no further comments or questions on the item.

## **7. *TransNet* EMP Master Agreement: Status and Current Discussions**

Mr. Greer discussed the challenge of prioritizing land acquisition while trying to discern the amounts and timing of available and future funds. Due to the questions of amounts and timing of the funding, an Agreement (Master Agreement) was being worked on to clarify these issues.

Mr. Greer provided a review of the key aspects of the EMP as follows: Two components of the Transnet Extension Plan are \$600 million dollars for regional projects over the 40 years and \$250 million for local streets and roads. There is also \$30 million for finance costs. The original Ordinance looked at all environmental mitigation for major highway and transit projects estimated

at \$450 million, plus a \$200 million estimate for local transport costs. This would generate an economic benefit that would be allocated to the Regional Habitat Conservation Fund, whereby land could be purchased prior to the project's immediate need, thus create an economic benefit of an estimated \$200 million. This is how the \$850 million was determined to be allocated in the Ordinance (available at SANDAG Web site under *TransNet*). A decision was made to borrow money prior to the *TransNet* revenue stream and a portion of the borrowed money would go to capital/building projects and a portion could be used for the EMP program (\$30 million being the proportional share). The goal was to obtain large tracts of land in advance of project-level need. Guidelines are attached to the Ordinance in this regard.

Beyond this outline, Mr. Greer went into a detailed summary of various financial technicalities in relation to the proposed Master Agreement. The financial analysis is still being resolved as of the date of the Working Group meeting. Resolution between Caltrans, SANDAG, Fish and Wildlife, and Fish and Game on financial aspects of the Master Agreement is pending, though an EMP Master Agreement has been drafted.

Mr. Greer noted that there is a process for future permitting and it consists of specific agreements on projects and milestones ('pay for performance') for the release of economic benefit funds to be placed in the Regional Habitat Conservation Fund. A review of advanced mitigation tools and examples was provided.

It was summarized that there are two fundamental issues pending in regards to the Agreement: timeline for the release of the funding, and assurances for advance release of funding. In December 2006, SANDAG presented the Wildlife Agencies with a proposal based on SANDAG's understanding of the Board's direction pursuant to Guidelines developed in September 2004, including cash flow and timelines. Reception was not enthusiastic and was followed up with a January 2007 technical meeting to explain the assumptions made in the December proposal. In February 2007 an alternative proposal was presented to SANDAG by the Nature Conservancy and other stakeholders.

Kathy Viatella reviewed the February proposal stating that there were two issues of contention. The first was that the time horizon should be around five years and a maximum of 10, versus 15+. The second was that the funding for was for mitigation of projects well in advance of need with the assumption that the projects would have assurance for future regulatory permits. The December 2006 proposal assumed funding would be released on a project-by-project basis, which would not generate a sufficient guaranteed funding source for land acquisition in the 10-year timeline.

The February proposal was in the context of a 10-year timeframe with the achievement of SANDAG goals for that period. It was recommended to frontload as much money as possible for advanced landscape mitigation, creating a guaranteed funding source to tie up properties for future mitigation requirements of *TransNet* projects as they became available. Flexibility to acquire land opportunities within the 10 years was also recommended. Maximizing cost savings could be accomplished by early and large land acquisitions at costs below SANDAG's predictions to capitalize on reduction of appreciation of land values and avoid future scarcity of mitigation land. Streamlining the regulatory permitting processes through various permitting agencies was another recommendation. This proposal is now under review by SANDAG.

Mr. Geer reviewed that there are three challenges to the proposal: how much early acquisition of land can be afforded, what assurances can be provided by the Wildlife Agencies if advanced

funding were available, and what legally binding mechanisms are there to establish advanced mitigation assurances.

Mr. Greer asked the Working Group whether prioritization criteria for land acquisition projects should be addressed now or if the Working Group would desire to wait until a final agreement with clarification on the anticipated funding was completed. It was decided that decisions on the prioritization of land should be made after an agreement on the funding and timing is resolved.

## **8. Adjourn**

Ms. Downey adjourned the meeting at 1:51 p.m. The next meeting is scheduled for April 10, 2007, from 1 to 3 pm. NOTE: The April 10, 2007, meeting was cancelled.

San Diego Association of Governments  
**ENVIRONMENTAL MITIGATION PROGRAM  
WORKING GROUP**

May 8, 2007

AGENDA ITEM NO.: **6**

**Action Requested: DISCUSSION/POSSIBLE ACTION**

SANDAG POLICY BOARD OF DIRECTORS MEETING ON  
HABITAT PRESERVATION

File Number 3002700

**Introduction**

On January 12, 2007, a report on the Regional Comprehensive Plan's Integrated Regional Infrastructure Strategy was provided to the SANDAG Board of Directors (Board). The report included updated cost estimates and potential revenue sources for each of three infrastructure areas: Stormwater Management, Beach Sand Replenishment, and Habitat Preservation. The Board discussion was followed by additional discussions at the Board Retreat in late January. Based on input at the Board retreat, it was determined that three policy forums need to be held on each of the three infrastructure types. The Board will discuss regional Habitat Preservation on July 13, 2007.

**Discussion**

The Environmental Mitigation Program Working Group's charter indicates that the Working Group "will assist with the development of a regional funding measure (a ballot measure and/or other secure funding commitments) to meet the long-term requirements for implementing habitat conservation plans in the San Diego region." The July 13 Policy Board meeting represents an opportunity for the Working Group to provide its input on the needs related to regional Habitat Preservation. The Working Group should consider what message it would like to present to the Board, who should present that message, and any specific details for the Board to consider.

The format for the presentation to the Board is expected to follow a panel discussion similar to those proposed for stormwater management (May 11) and beach sand replenishment (June 8). A draft outline is provided as Attachment 1. The Working Group should provide input and comments on the draft outline. Additionally, the Working Group should discuss its participation at the July 13, 2007, meeting.

Attachment: 1. Presentation on Regional Habitat Conservation

Key Staff Contact: Keith Greer, (619) 699-7390, [kgr@sandag.org](mailto:kgr@sandag.org)

# SANDAG BOARD POLICY MEETING PRESENTATION ON REGIONAL HABITAT CONSERVATION

July 13, 2007

<b>1.</b>	<b>INTRODUCTION</b>
	<p>2004 adopted Regional Comprehensive Plan gave recommendations for how to address non-transportation regional infrastructure needs.</p> <ul style="list-style-type: none"> <li>• SANDAG began pursuing efforts on three systems: <ul style="list-style-type: none"> <li>▪ Stormwater Management (discussed on May 11, 2007)</li> <li>▪ Beach Sand Replenishment (discussed on June 8, 2007)</li> <li>▪ Habitat Conservation</li> </ul> </li> <li>• SANDAG Board asked for more discussion on the following: <ul style="list-style-type: none"> <li>▪ What has been done so far</li> <li>▪ What still needs to be done</li> <li>▪ Is there a role for SANDAG – if yes, when and what.</li> </ul> </li> </ul>
<b>2.</b>	<b>BACKGROUND OF SANDAG'S PAST ROLES AND PRIOR COMMITMENTS FOR HABITAT CONSERVATION</b>
	<p>Development of Multiple Habitat Conservation Plan (MHCP) TransNet Ordinance, Environmental Mitigation Program Principles</p>
<b>3.</b>	<b>EXISTING HABITAT CONSERVATION PLANS – Where are we?</b>
	<p>Resource Agency Perspective <ul style="list-style-type: none"> <li>▪ Background information on current plans and their status</li> </ul> <p>County Perspective A City's Perspective <ul style="list-style-type: none"> <li>▪ Jurisdictional challenges in implementing habitat conservation plans</li> </ul> </p> </p>
<b>4.</b>	<b>THE STAKEHOLDERS PERSPECTIVE – A Look at Habitat Conservation Plans and Actions for the Future</b>
	<p>Environmental Perspective Building Industry Perspective</p>
	<b>THE SCIENTIFIC PERSPECTIVE – What does the science indicate</b>
	<p>Conservation Scientist Perspective</p>
<b>6.</b>	<b>PLANNING FOR THE FUTURE - How to Complete the Habitat Planning in San Diego</b>
	<p>Funding gaps to complete obligations under the existing and proposed HCPs. EMP Working Group's message for Policy Board consideration Recap by an Executive Manager from County or City <ul style="list-style-type: none"> <li>▪ What does the region need to pursue to implement HCPs?</li> </ul> </p>
<b>7.</b>	<b>BOARD DISCUSSION</b>
	<ul style="list-style-type: none"> <li>• How does SANDAG's past commitments relate to the regional needs?</li> <li>• Does SANDAG have a role to play in Habitat Conservation Planning?</li> <li>• What is the timing for SANDAG involvement?</li> </ul>
<b>8.</b>	<b>NEXT STEPS</b>

San Diego Association of Governments

# ENVIRONMENTAL MITIGATION PROGRAM WORKING GROUP

May 8, 2007

AGENDA ITEM NO.: **7**

**Action Requested: INFORMATION/DISCUSSION**

CARLSBAD OPEN SPACE AD HOC CITIZEN COMMITTEE PROCESS

File Number 300270

## **Introduction**

On October 18, 2005, the City of Carlsbad Council created the Proposition C Open Space and Trails Ad Hoc Citizen's Committee (also known as the Open Space Committee). The stated purpose of the Committee was to establish priorities for open space property acquisition and trail linkage projects and make recommendations to the City Council on potential candidate acquisitions and projects for future expenditures.

The Committee has met regularly since its first meeting in February 2006, and members of the public have attended and participated. Most of the meetings involved exploration of pertinent open space and trails documents, such as the Open Space and Conservation General Plan Element, Open Space and Conservation Resource Management Plan, Habitat Management Plan, and Citywide Trails Master Plan.

On October 10, 2006, the City Council received and approved a report detailing the Committee's public outreach program and property ranking criteria to be used to gather and evaluate a list of candidate acquisition properties. A 30-day public participation period began on October 18, 2006, with the publishing of the ranking criteria and procedures for recommending an open space and/or trail property for acquisition (Attachment 1).

On December 1, 2006, the Committee evaluated each property proposal and, after hearing from the property proponent and other interested parties, voted on the point tabulations. The final ranking was derived solely from the approved ranking criteria and did not consider aspects such as a willing seller or future development plans on the property. A final report and list of properties was approved by the City of Carlsbad Council on March 13, 2007 (Attachment 2).

## **Discussion**

The EMP Working Group has been evaluating different models for prioritization land acquisitions under the Regional Habitat Conservation Fund. Working Group member Mike Grim will present the process used by Carlsbad. This could assist future EMP Working Group discussions on land acquisitions prioritizations.

Key Staff Contact: Keith Greer, (619) 699-7390, [kgr@sandag.org](mailto:kgr@sandag.org)

## CARLSBAD OPEN SPACE AD HOC CITIZEN COMMITTEE PROCESS



The following is taken from the completed Carlsbad Open Space Committee process which solicited and prioritized land acquisition opportunities in the City of Carlsbad.

<http://www.carlsbadca.gov/planning/openspace.html>

### PROPOSITION C OPEN SPACE AND TRAILS AD HOC CITIZENS COMMITTEE

#### BACKGROUND

Proposition C was passed by a vote of the citizens in 2002 and authorized City Council to spend over one million dollars for four capital projects. A total of 35 million dollars was allocated to fund the Proposition C projects; one of these projects is the acquisition of open space and trail linkages. The Proposition C Open Space and Trails Ad Hoc Citizens Committee was formed by the City Council to establish a prioritized list of potential property acquisitions associated with the open space and trails linkage component of Proposition C. The Committee is now welcoming public input on which properties should be considered for acquisition for open space and trail linkages.

#### **Public input for Prop C property proposals ends on November 17, 2006**

Details on the submittal process and requirements, and the Committee's prioritization criteria, are contained below:

#### SUBMITTAL PROCESS

Submittal period - Planning Department staff will accept property proposals until the end of the business day on November 17, 2006. Submittals may be delivered to the City's Faraday Building at 1635 Faraday Avenue, Carlsbad, 92008 or sent electronically to the Open Space and Trails Committee staff contact.

#### **Open Space and Trails Committee Staff Contact**

Michael Grim (760) 602-4623

[mgrim@ci.carlsbad.ca.us](mailto:mgrim@ci.carlsbad.ca.us)

Review period - Once all proposals are received, Planning Department staff will collect and organize the information provided. If additional information is needed, staff will contact the appropriate contact person for that submittal. All proposals will then be analyzed with respect to the ranking criteria listed below and presented to the Open Space and Trails Committee and their next meeting.

### **Open Space and Trails Committee Meeting**

Friday, December 1, 2006

9:00 a.m. to 12:00 p.m.

Room 173A, Faraday Building

Prioritization Period - At the December 1, 2006, meeting the Open Space Committee will consider all proposals, apply the ranking criteria, and compile a prioritized list of potential property acquisitions. This list will be presented to the City Council in January, 2007. The timing of the actual property acquisition and the amount of Proposition C funds available for open space and trails has yet to be determined.

#### **INFORMATION REQUIRED**

Property identification - clear identification of the proposed property, preferably by Assessor's Parcel Number, street address, or a map at an appropriate scale to determine the property boundaries.

Contact information - name, address, phone number or e-mail address of person(s) submitting the property proposal.

Description of property - describe how the proposed property meets all applicable criteria contained below. If supporting documentation is available (such as biological surveys), please provide that information with the submittal.

Additional information - any additional information that may be pertinent to the property proposal (for example, additional outside funding availability for the particular property, other organizations interested in assisting property acquisition and preservation, etc)

#### **RANKING CRITERIA**

The following criteria were derived by the Open Space and Trails Committee and approved by the City Council on October 10, 2006. Each criterion is accompanied by a brief description; additional materials regarding the City's open space policies are available at the Planning Department front counter and information on the City's Trail Plan is available through the Parks Department.

#### **Group A Ranking Criteria (24 to 20 points each)**

Contains narrow endemics, vernal pools, and other species of special interest: (24 points) - The property has been surveyed by a certified biologist and found to contain species of special interest, such as narrow endemic species or vernal pools. A list of narrow endemic species is contained on page D-112 of the City's Habitat Management Plan, available for review at the Planning Department front counter.

Provides connectivity of biological/wildlife corridors (23 points) - Acquisition and preservation of the property would result in the connection of a biological or wildlife corridor, either through direct linkage for animals or as a stepping stone connection for birds.

Serves both habitat and trail linkage purposes (22 points) - Acquisition and preservation of the property would benefit the preserve system for the City's Habitat Management Plan (HMP) and provide for a trail linkage identified on the City's Comprehensive Trail Master Plan. A copy of the Comprehensive Trail Master Plan is available for review at the Parks Department.

Provides for trails or trail linkages (21 points) - Acquisition and preservation of the property would provide for a new trail or a missing trail linkage identified on the City's Comprehensive Trail Master Plan.

Contains native habitat (20 points) - The property contains some form of native habitat, either undisturbed or disturbed; this does not include native weed species.

**Group B Ranking Criteria (14 to 11 points each)**

Meets multiple priorities contained in the City's Open Space and Conservation Resource Management Plan (OSCRMP) (14 points) - Prepared in 1992, the City's OSCRMP evaluates a variety of types of open space and established open space priorities for the City. In addition to habitat for plants and animals and trails, other OSCRMP priority open space types include greenways and scenic/cultural/educational open space. The OSCRMP is available for review at the Planning Department front counter.

Located within the Habitat Management Plan (HMP) Focus Planning Areas (13 points) - Based upon the existing distribution of vegetation communities and sensitive species, the City's HMP identifies several areas of interest for future conservation, known as Focus Planning Areas. A map of the Focus Planning Areas is contained in Figure 4, page D-3, of the HMP.

Located within or adjacent to existing Habitat Management Plan (HMP) preserve system (12 points) - The HMP describes a native habitat preserve system that, upon assemblage, will contain approximately 6,400 acres. A map of the current preserve system is located on Figure 28 of the HMP.

Type of habitat is priority in HMP (e.g. wetlands, riparian) (11 points) - The HMP lists several habitat types that are higher priority for preservation, namely: coastal salt marsh, alkali marsh, freshwater marsh, estuarine, salt pan/mudflats, riparian forests and woodlands, flood channel, fresh water Engelmann oak woodland, coast live oak woodland, southern coastal bluff scrub, southern maritime chaparral, native grasslands, and coastal sage scrub occupied by California Gnatcatchers.

**Group C Ranking Criteria (5 to 1 points each)**

Contains paleontological, archeological, cultural resources (5 points) - The property has been surveyed by a certified paleontologist, archeologist, or historian and found to contain, or is highly likely to contain, paleontological, archeological, or cultural resources.

Provides connectivity of scenic or other open spaces (4 points) - Acquisition and preservation of the property would provide for connecting scenic, developed, or other types of open space, including

but not limited to native habitats and wildlife corridors.

Enhances water quality (3 points) - Acquisition and preservation of the property would involve the enhancement of water quality within the watershed, including but not limited to, erosion control and channel maintenance.

Property not in need of habitat rehabilitation/revegetation (2 points) - The property contains complete and healthy native habitat coverage and, therefore, does not need any habitat restoration or revegetation.

Possesses special or unique circumstances (1 point) - There are special circumstances related to the property or the property possess characteristics that would enhance open space and/or trail linkages that are not listed above.



## CITY OF CARLSBAD – AGENDA BILL

<b>AB#</b>	18,933	<b>Final Report of the Proposition C Open Space and Trails Ad Hoc Citizens Committee</b>	<b>DEPT. HEAD</b>	<i>[Signature]</i>
<b>MTG.</b>	03-13-07		<b>CITY ATTY.</b>	<i>[Signature]</i>
<b>DEPT.</b>	PLN		<b>CITY MGR.</b>	<i>[Signature]</i>

**RECOMMENDED ACTION:**

That the City Council **ADOPT** Resolution No. 2007-057, **ACCEPTING** the property acquisition rankings developed by the Proposition C Open Space and Trails Ad Hoc Citizen's Advisory Committee.

**ITEM EXPLANATION:**

On October 18, 2005, the City Council created the Proposition C Open Space and Trails Ad Hoc Citizen's Committee (also known as the Open Space Committee). The stated purpose of the Committee was to establish priorities for open space property acquisition and trail linkage projects and make recommendations to the City Council on potential candidate acquisitions and projects for future expenditures.

The Committee has met regularly since its first meeting in February 2006 and members of the public have attended and participated in all meetings. Most of the meetings involved exploration of pertinent open space and trails documents, such as the Open Space and Conservation General Plan Element, Open Space and Conservation Resource Management Plan, Habitat Management Plan, and Citywide Trails Master Plan.

On October 10, 2006, the City Council received and approved a report detailing the Committee's public outreach program and property ranking criteria to be used to gather and evaluate a list of candidate acquisition properties. The Agenda Bill and exhibits covering this action are contained in Section 2 of the Final Report. A 30-day public participation period began on October 18, 2006 with the publishing of the ranking criteria and procedures for recommending an open space and/or trail property for acquisition. Staff received nine proposals with sufficient information to be considered by the Committee. In addition to those properties, staff identified four more properties that benefited HMP implementation, two of which contained a future citywide trail, for Committee consideration.

On December 1, 2006, the Committee evaluated each property proposal and, after hearing from the property proponent and other interested parties, voted on the point tabulations. The final ranking, noted below, was derived solely from the approved ranking criteria and did not consider aspects such as a willing seller or future development plans on the property. A matrix detailing the point tabulations for each property is contained in Section 5 of the Final Report.

**Property Rankings:**

South Coast Quarry	175 points
Sherman Property (trail only)	173 points
Calavera Hills Village H	173 points (see member comment below)

**FOR CITY CLERKS USE ONLY.****COUNCIL ACTION:**

APPROVED

DENIED

CONTINUED

WITHDRAWN

AMENDED

CONTINUED TO DATE SPECIFIC

CONTINUED TO DATE UNKNOWN

RETURNED TO STAFF

OTHER – SEE MINUTES

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County Airport Property	170 points	
Kato Property	168 points	
Mandana Property	168 points	<i>(see Committee comment below)</i>
CUSD High School site (undeveloped portion only)	168 points	
Lubliner Property (trail only)	156 points	
Rancho Carlsbad Property	146 points	
Mitsuuchi Property	145 points	<i>(see Committee comment below)</i>
Murphy Property	143 points	<i>(see Committee comment below)</i>
Poinsettia Vernal Pools (mgmt only)	102 points	
Brodiaea Preserve	82 points	

There were four comments added to the recommendations. The first comment pertained to the Village H property and dealt with the reason for a dissenting vote from Committee member Martyns. Dr. Martyn's expressed concerns about the property description and potentially complicated land deal involving the City purchasing existing, preserved open space and returning it to the current land manager (Center for Natural Lands Management). The second comment pertained to the Mandana Property and came from the entire Committee. The members desired to stress the importance of the Mandana Property for habitat connectivity and vitality, even though its resulting point score was lower than other properties considered.

The entire Committee also commented on the Mitsuuchi and Murphy Properties noting that these properties, located on the north shore of Batiquitos Lagoon, were essential to allow the completion of a heavily used public trail. They also noted that, had detailed biological information been available, the properties would have likely scored higher in the rankings due to their wetland/upland habitat interface.

The Committee's final report, attached as Exhibit 2, contains background information on the Committee's formation and extension, minutes from pertinent Committee meetings, property ranking criteria and process, final property rankings, and maps. The report also contains the property proponent's original proposal for each nominated property, as well as correspondence from interested parties.

On January 12, 2007, the Committee met to finalize their report and several members of the public offered comments. Prior to that meeting, the Committee received new information regarding the presence of cultural resources on seven of the nominated properties. The Committee decided that their rankings would be forwarded as determined at their December 1, 2006 meeting and any additional information could be presented to City Council separately. Staff is analyzing the submitted cultural resource information and will present the findings in a memorandum to Council.

In addition to the comments regarding archeological resources, the Vice President of the San Diego Mountain Biking Association also offered testimony, stating the Association's desire for the City to acquire multi-purpose trail easements through the County Airport Property. The Committee recommended that this information be included in the report.

**FISCAL IMPACT:**

The request for acceptance of the report from the Open Space Committee will not produce any fiscal impacts, in that no property acquisitions are proposed at this time. The fiscal impact of actually

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acquiring the properties is unknown at this time. Once the candidate properties have been identified and authorized by City Council, staff will pursue inquiries to those property owners and quantify the probable acquisition costs. While the City could simply acquire these properties, in order for them to be included in the HMP and count towards the City's Conservation Goals, the open space properties must be maintained and monitored in accordance with the Open Space Management Plan and MHCP. Therefore, long-term costs for this property management would be included in the acquisition cost estimates.

There are several ways to offset some of these acquisition costs through other funding sources. According to US Fish and Wildlife Service staff, properties that contain sensitive habitats and/or species and would facilitate the implementation of the HMP would be eligible for federal matching funds. In addition, City staff has been in contact with the Department of Fish and Game's Wildlife Conservation Board and the Trust for Public Lands about available funding to augment the Proposition C allocations. Local non-profit organizations, such as the Batiquitos Lagoon Foundation, have also expressed interest in partnering with the City on open space property acquisitions.

**ENVIRONMENTAL IMPACT:**

The request for acceptance of the report from the Open Space Committee does not constitute a project, as defined by Section 15378 of the State California Environmental Quality Act (CEQA) Guidelines, and therefore no environmental documentation is necessary.

**EXHIBITS:**

1. City Council Resolution No. 2007-057
2. Proposition C Open Space and Trails Ad Hoc Committee Final Report  
(On file in the Office of the City Clerk)