

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

(619) 767-2370



RECORD PACKET COPY

Fri 11a

DATE: July 17, 2003

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of Carlsbad's actions, certifying Local Coastal Program Amendment No. 1-03B (Habitat Management Plan), approved with suggested modifications, are legally adequate (for Commission review at its meeting of August 6-8, 2003)

BACKGROUND

At its June 12, 2003 meeting, the California Coastal Commission certified, with suggested modifications, the City of Carlsbad Local Coastal Program Amendment No. 1-03B. The amendment incorporates the City of Carlsbad Habitat Management Plan (HMP) into the City's local coastal program (LCP), and revises the City's certified Mello I, Mello II and Agua Hedionda land use plans to achieve consistency with the approved HMP.

The purpose of the proposed additions and revisions to these land use plan segments is to provide additional habitat protection requirements and conservation standards for the remaining undeveloped properties within the Carlsbad coastal zone, concentrate future development adjacent to already-developed areas, and to reconcile differences between the certified LCP's provisions regarding encroachment and preservation of dual-criteria slopes and the provisions of the approved HMP. The final HMP meets all relevant LCP, Coastal Act and federal Coastal Zone Management Act, 16 U.S.C. § 1451, *et seq.*, (CZMA) requirements, is consistent with the goals of the regional Multiple Habitat Conservation Plan (MHCP) for San Diego County, and provides adequate protection for environmentally sensitive habitat areas (ESHA) in the coastal zone.

In review of the submitted LCP amendment, the Commission found that based upon more comprehensive surveys of individual properties through staff field investigation, and supplemental information received during the review period, several clarifications were necessary to the proposed standards in the Mello II segment of the LCP and the associated sections of the HMP for Zone 21 properties, to address existing onsite habitat types, location of preserve areas, and appropriate development limitations. The changes also addressed development constraints associated with future construction of the Poinsettia Lane extension through Zone 21 and the habitat corridor, revised wildlife undercrossing requirements for Poinsettia Lane and added policy language prohibiting the use of invasive plant species. Additionally, more specific findings and conditions for

development of a preserve management plan and submittal of an amendment to the certified Implementation Plan (IP) were included.

By their action adopting Resolutions 2003-154 and 2003-155 on June 17, 2003, the City Council acknowledged and accepted all the Commission's suggested modifications. As provided for in Section 13544 of the California Code of Regulations, the Executive Director must determine if the action of the City of Carlsbad is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13544 of the California Code of Regulations then requires that this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission CONCUR with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
5 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



[DATE AFTER HEARING]

The Hon. Claude A. Lewis
Mayor, City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

RE: Certification of the City of Carlsbad Local Coastal Program Amendment
#1-03B (Habitat Management Plan)

Dear Mayor Lewis:

The California Coastal Commission has reviewed the City's Resolution Nos. 2003-154 and 2003-155, together with the Commission's action of June 12, 2003 certifying City of Carlsbad Local Coastal Program Amendment #1-03B pertaining to the City's Habitat Management Plan (HMP). In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of August 8, 2003.

By its action on June 17, 2003, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment, including all suggested modifications. The modifications addressed revised development limitations on specific properties, included additional requirements for development of the preserve management plan and an amendment to the Implementation Plan (IP) of the certified LCP, revised wildlife undercrossing requirements for Poinsettia Lane, and added policy language prohibiting the use of invasive plants in landscaping. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director

1 RESOLUTION NO. 2003-155

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 CARLSBAD, CALIFORNIA APPROVING AN AMENDMENT TO
4 THE SECOND ADDENDUM TO THE CARLSBAD HABITAT
5 MANAGEMENT PLAN TO INCORPORATE MODIFICATIONS
6 REQUIRED BY THE CALIFORNIA COASTAL COMMISSION.

7 CASE NAME: HABITAT MANAGEMENT PLAN

8 CASE NO.: HMP ADDENDUM #2 AMENDMENT

9 WHEREAS, the City Council of the City of Carlsbad, California, on the 4th day of
10 February, 2003 approved a Local Coastal Program Amendment (CLPA 02-10) to apply
11 additional habitat conservation standards in the coastal zone and an Addendum to the Habitat
12 Management Plan (HMP Addendum #2) to incorporate the additional standards into the HMP;
13 and

14 WHEREAS, LCPA 02-10 was subsequently approved by the California Coastal
15 Commission with suggested modifications; and

16 WHEREAS, the City Council has approved those suggested modifications; and

17 WHEREAS, it is now necessary to amend HMP Addendum #2 to incorporate the
18 Coastal Commission's modifications.

19 NOW, THEREFORE, the City Council of the City of Carlsbad, California, does
20 hereby resolve as follows:

21 1. That the above recitations are true and correct.

22 2. That the amendments to the Second Addendum (HMP Addendum #2) are
23 approved as shown in Attachment "B".

24 3. That staff is directed to amend HMP Addendum #2 and is authorized to
25 make any other necessary minor, non-substantive revisions, and to submit it to the Wildlife
26 Agencies for final approval of the Carlsbad Habitat Management Plan along with the proposed
27 Implementation Agreement.
28 ...

EXHIBIT NO. 1

APPLICATION NO.

CAR LCPA

1-03B

ED Checkoff
Carlsbad City Council
Resolutions

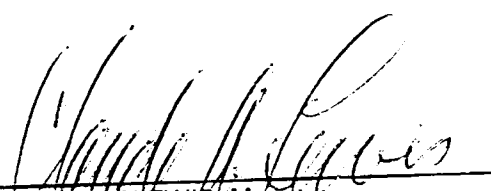
☐ California Coastal Commission

1 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
2 Carlsbad on the 17th day of June, 2003, by the following vote, to wit:


3 AYES: Council Members Lewis, Finnilla, Kulchin, Hall, Packard

4 NOES: None

5 ABSENT: None

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CLAUDE A. LEWIS, Mayor

10 ATTEST:

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LORRAINE M. WOOD, City Clerk

14 (SEAL)
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**HMP ADDENDUM #2
AMENDMENTS TO ADDENDUM #2 AS REQUIRED BY COASTAL COMMISSION
FOR CONSISTENCY WITH LOCAL COASTAL PROGRAM**

(underlined sections represent language to be added –
~~strikeout~~ sections represent language to be deleted)

1. The following changes should be made to policy 7-14 of the Second Addendum to the HMP, beginning on page 8:

The following standards apply to those parcels in Zones 20 and 21 shown on Exhibit A to this Addendum, which are located within the biological core and linkage areas designated in the MHCP. They are in addition to the applicable, general conservation standards contained in 7-1 through 7-11 and the HMP. The standards are intended to direct development to existing disturbed areas to the maximum extent feasible, limit impacts to native vegetation, and establish viable core and linkage areas as designated in the HMP. In general, each property shall be allowed to develop at least 25% of the site with appropriate mitigation as specified in 7-8 through 7-11. When individual properties area proposed for rezoning or development, detailed biological information will be required to determine whether the proposal is consistent with the HMP, subsection 7 and the standards below, based upon the actual type, location and condition of onsite resources, and the appropriate locations of development and preservation area. One or more wildlife crossings under Poinsettia Lane of a sufficient size for larger species shall be provided if recommended by the wildlife resource agencies.

~~(A. Assessor's Parcel No. 207-100-48 (Aura Circle) – Avoid removal of maritime succulent scrub. Preserve at least 75% of coastal sage scrub. Mitigate habitat impacts by creation or enhancement of like habitat adjacent to Agua Hedionda Lagoon if possible, as part of overall mitigation requirements.~~

A. B. Assessor's Parcel No. 212-120-33 (Hieatt) – No impact to vernal pools. Minimize impact to vernal pool watersheds.

B. C. Assessor's Parcel No. 212-010-3 (Kirgis) – Preserve 75% of property with development clustered immediately adjacent to Kelly Ranch.

C. D. Assessor's Parcel No. 215-070-35 (Fernandez) – Cluster development on disturbed areas to the maximum extent feasible. Maximum 10% impact on CSS and SMC for access purposed.

D. E. Assessor's Parcel No. 215-040-03 (Muroya) – Cluster development on disturbed areas to the maximum extent feasible. Maximum 10% impact on CSS and SMC for access purposed.

~~F. Assessor's Parcel No. 215-070-13 and 36 (Promenade) – Cluster development on disturbed areas. No impacts to native habitat allowed.~~

~~G. Assessor's Parcel No. 214-140-44, 214-170-36, 46, 54, 58, 59, 72, 74, 75, 76, 77, 79, (Thompson-Tabata) Cluster development on disturbed areas. No impacts to native habitat allowed.~~

~~H. Assessor's Parcel No. 215-80-04 and 22 (Redeemer by the Sea) Cluster development on disturbed areas. No impacts to native habitat allowed.~~

E. I. Assessor's Parcel No. 212-040-50 (Emerald Point) – Development limited to disturbed non-native grassland areas. No impacts to native habitat allowed.

F. J. Assessor's Parcel No. 215-020-06 (RWSB) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered to the maximum extent feasible along limited to disturbed portions of the property adjacent to Cassia Lane Road and the future Poinsettia Lane extension. construction of Poinsettia Lane and additional 10% encroachment for site access. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property and designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

G. K. Assessor's Parcel No. 215-020-07 (Maldonado) – Development shall be concentrated along the Poinsettia Lane extension and shall be limited to the western half of the property. Cluster development southwest of future Poinsettia Lane extension. No impacts to the coast oak woodland and riparian area except for Poinsettia Lane extension. The disturbed area northeast of Poinsettia Lane is recommended for offsite mitigation for other properties in Zone 21. The eastern half of the property is recommended for offsite mitigation for other properties in Zone 21; however, at minimum, a wildlife corridor linkage oriented generally north-south shall be provided on the eastern half of the property and designed to connect to neighboring properties with existing or potential wildlife corridor linkages. The corridor linkage shall include any onsite coast oak woodland area.

H. L. Assessor's Parcel No. 2150050-21 (Namikas) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, including the onsite coast oak woodland area, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

I. M. Assessor's Parcel No. 215-050-22 (Sudduth) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property including the onsite coast oak woodland area and be designed to connect to neighboring properties with existing or potential wildlife

corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

J. N. Assessor's Parcel No. 215-050-44, 45, 46, 47 (Kevane) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands shall be allowed, except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, including the coast oak woodland, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

K. O. Assessor's Parcel No. 215-050-12 (Reiter) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands shall be allowed except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, including the coast oak woodland, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

L. P. Assessor's Parcel No. 215-050-73 (Levantino) – Maximum 25% development clustered on the southern portion of the property. Buffer widths may be reduced and/or additional impacts may be allowed to the extent necessary to obtain site access, and/or to accommodate Circulation Road improvements identified in the certified LCP.

2. New hardline maps shall be added for the following properties: Aura Circle (Figure 36), Roesch Property (Figure 37), Carlsbad Promenade (Figure 38), Redeemer by the Sea (Figure 39), and Thompson-Tabata (Figure 40).
3. Text conditions for the Aura Circle hardline should be added to the second HMP addendum at the end of page 10:

For Aura Circle (Figure 36), development shall be clustered on the south portion of the property. Grading shall be kept entirely off the largest area of CSS in the north part of the site. Created slopes shall be revegetated with coastal sage scrub, and existing disturbed areas of the project site that are not identified for development on the hardline map shall be used for onsite mitigation through restoration/recreation of coastal sage scrub. Post-development habitat area and open space shall be placed into the HMP preserve.

4. Revised hardline preserve maps shall be added for the following properties: HUB Park/SDG&E Property (Figure 17 - revised) and Kelly Ranch (Figure 12 – revised).

5. The existing Hardline Preserve map for the Kevane property (Figure 25) shall be removed.
6. Revise Policy 7.13(e) on Page 8 of the Second HMP Addendum as follows:
 - e. The area shown as "Veterans Memorial Park Development Area" is designated for public recreational use. It is the intent of this policy that the public park area be developed so as to maximize public access and provide a variety of recreational opportunities. Development within steep slopes and/or native vegetation shall be limited to passive recreational facilities, such as recreational trails and picnic areas. Within the proposed development areas, grading of steep slopes with native vegetation shall be limited planned for more passive type uses with grading of such area limited to the minimum amount necessary to allow such uses.
7. Revise Tables 3, 6, 7 and 8 and Figures 6, 26 and 27 of the 1999 Draft HMP to reflect the changes to proposed habitat impacts and preserve areas, standards properties and hardlined properties.
8. Revise Policy 7-9 on Page 5 of the Second HMP Addendum as follows:
 - h. All mitigations areas, onsite and offsite, shall be secured with a conservation easement in favor of the wildlife agencies. In addition, a preserve management plan shall be prepared for the mitigation areas, to the satisfaction of the City, the wildlife agencies, and the Coastal Commission. Phase I of the preserve management plan shall be incorporated into the Implementation Program of the LCP through an LCP amendment within one year of Commission certification of the HMP as part of the certified LCP. Phase 2 of the preserve management plan shall be incorporated into the Implementation Program in the same manner within three years of Commission certification of the HMP as part of the certified LCP. The preserve management plan shall ensure adequate funding to protect the preserve as open space and to maintain the biological values of the mitigation areas in perpetuity. Management provisions and funding for mitigation required to address habitat impacts shall be in place prior to ~~any-~~ the impacts for which the mitigation is required to habitat. At a minimum, monitoring reports shall be required as a condition of development approval after the first and third year of habitat mitigation efforts. ~~The preserve management plan shall be incorporated into the Implementation Plan of the LCP through an LCP amendment within one year of Commission certification of the HMP as part of the certified LCP.~~
9. Add to the Planning Standards for Zone 8 on page D-65 of the HMP regarding the Callaghan property (Planning Area L of Kelly Ranch) the following wording: Development of the Callaghan property shall be required to preserve Open Space as shown on the certified Open Space Map for Planning Area L approved by the California Coastal Commission as part of it's action on LCP Amendment No. 2 – 99D (Kelly Ranch).

1 RESOLUTION NO. 2003-154

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 CARLSBAD, CALIFORNIA, APPROVING A LOCAL COASTAL
4 PROGRAM AMENDMENT, TO ACKNOWLEDGE AND ADOPT
5 THE CALIFORNIA COASTAL COMMISSION SUGGESTED
6 MODIFICATIONS FOR LCPA 02-10.

CASE NAME: CARLSBAD HABITAT MANAGEMENT PLAN

CASE NO.: LCPA 02-10

7 WHEREAS, the Planning Commission did on January 22, 2003 hold a duly
8 noticed public hearing as prescribed by law to consider Local Coastal Program Amendment 02-
9 10 and adopted Planning Commission Resolution No. 5361 recommending to the City Council
10 that it be approved; and

11 WHEREAS, the City Council did on the 4th day of February, 2003 hold a duly
12 noticed public hearing as prescribed by law to consider an amendment to the Local Coastal
13 Program and acted to approve the amendment; and

14 WHEREAS, the California Coastal Commission did on the 12th day of June,
15 2003 hold a duly noticed public hearing as prescribed by law to consider an amendment to the
16 Local Coastal Program and acted to certify the amendment with suggested modifications; and

17 WHEREAS, on the 17th day of June, 2003 the Carlsbad City Council formally
18 acknowledged receipt of the Coastal Commission's resolution of certification, including the
19 suggested modifications.

20 The City Council of the City of Carlsbad, California does hereby resolve as
21 follows:

22 1. That the above recitations are true and correct.

23 2. That the suggested modifications will meet the requirements of and
24 conform with the policies of Chapter 3 (commencing with Section 30200) of the California
25 Coastal Act to the extent necessary to achieve the basic state goals specified in Section
26 30001.5 of the Coastal Act.

27 3. That the suggested modifications to Local Coastal Program Amendment
28 LCPA 02-10, are approved as shown in Attachment "A."

4. That staff is directed to initiate all actions required to satisfy and
implement the suggested modifications to LCPA 02-10


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PASSED AND ADOPTED at a regular meeting of the City Council of the City of
Carlsbad on the 17th day of June, 2003, by the following vote, to wit:

AYES: Council Members Lewis, Finnila, Kulchin, Hall, Packard

NOES: None

ABSENT: None



CLAUDE A. LEWIS, Mayor

ATTEST:

LORRAINE M. WOOD, City Clerk

(SEAL)

**LCPA 02-10
COASTAL COMMISSION SUGGESTED MODIFICATIONS**

(underlined sections represent language to be added –
~~strikeout~~ sections represent language to be deleted)

1. The following change should be made to the Mello I LUP segment revisions in the LCP amendment, on page 17:
 - j. If any conflict should arise between these Policies of the LCP and the provisions of the HMP, the LCP shall take precedence. If any conflict should arise between the policies of the certified Mello I LUP and the certified Implementation Plan, the policies of the certified Mello I LUP shall take precedence.
2. The following change should be made to the Mello II LUP segment revisions in the LCP amendment, on page 42:
 - i. If any conflict should arise between these Policies of the LCP and the provisions of the HMP, the LCP shall take precedence. If any conflict should arise between the policies of the certified Mello II LUP and the certified Implementation Plan, the policies of the certified Mello II LUP shall take precedence.
3. The following changes should be made to the Mello II LUP segment revisions in the LCP amendment, beginning on page number 51:
 - ~~3-8.1~~ ~~Assessor's Parcel No. 207-100-48 (Aura Circle) – Avoid removal of maritime succulent scrub. Preserve at least 75% of coastal sage scrub. Mitigate impacts to CSS by creation or enhancement of like habitat adjacent to Agua Hedionda Lagoon if possible, as part of overall mitigation requirements.~~
 - 3-8.1 ~~3-8.2~~ Assessor's Parcel No. 212-120-33 (Hieatt) – No impact to vernal pools. Minimize impact to vernal pool watersheds.
 - 3-8.2 ~~3-8.3~~ Assessor's Parcel No. 212-010-3 (Kirgis) – Preserve 75% of property with development clustered immediately adjacent to Kelly Ranch.
 - 3-8.3 ~~3-8.4~~ Assessor's Parcel No. 215-070-35 (Fernandez) – Cluster development on disturbed areas to the maximum extent feasible. Maximum 10% impact on CSS and SMC for access purposes.
 - 3-8.4 ~~3-8.5~~ Assessor's Parcel No. 215-040-03 (Muroya) – Cluster development on disturbed areas to the maximum extent feasible. Maximum 10% impact on CSS and SMC for access purposes.
 - ~~3-8.6~~ ~~Assessor's Parcel No. 215-070-13 and 36 (Promenade) – Cluster development on disturbed areas. No impacts to habitat allowed.~~

~~3-8.7 Assessor's Parcel No. 214-140-44, 215-170-36, 46, 54, 58, 59, 72, 74, 75, 76, 77, 29 (Thompson/Tabata) Cluster development on disturbed areas. No impacts to native habitat allowed.~~

~~3-8.8 Assessor's Parcel No. 215-80-04 and 22 (Redeemer by the Sea) Cluster development on disturbed areas. No impacts to native habitat allowed.~~

3-8.5 ~~3-8.9~~ Assessor's Parcel No. 212-040-50 (Emerald Point) – Development limited to disturbed and non-native grassland areas. No impacts to native habitat allowed.

~~3-8.6 3-8.10~~ Assessor's Parcel No. 215-020-06 (RWSB) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered to the maximum extent feasible along limited to disturbed portions of the property adjacent to Cassia Lane and the future Poinsettia Lane extension. Impacts to SMC habitat shall be minimized. limited to construction of Poinsettia Lane and additional 10% encroachment for site access. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern half of the property and designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designed corridor linkage, in addition to any other required mitigation.

~~3-8.7 3-8.11~~ Assessor's Parcel No. 215-020-07 (Maldonado) – Development shall be concentrated along the Poinsettia Lane extension and shall be limited to the western half of the property. Cluster development southwest of future Poinsettia Lane extension. No impacts to the coast oak woodland and riparian area except for Poinsettia Lane extension. Consider wildlife crossing through Poinsettia Lane if required by wildlife resource agencies. The disturbed area northeast of Poinsettia Lane is recommended for offsite mitigation for other properties in Zone 21. The eastern half of the property is recommended for offsite mitigation for other properties in Zone 21; however, at minimum a wildlife corridor linkage oriented generally north-south shall be provided on the eastern half of the property and designed to connect to neighboring properties with existing or potential wildlife corridor linkages. The corridor linkage shall include any onsite coast oak woodland area.

~~3-8.8 3-8.12~~ Assessor's Parcel No. 215-050-21 (Namikas) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane construction, and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, include the onsite coast oak woodland area, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

3-8.9 ~~3-8.13~~ Assessor's Parcel No. 215-050-22 (Sudduth) – Development shall be limited to a maximum of 25% of the property, not including Poinsettia Lane

construction, and shall be clustered on the western portion of the property. No impact to coast oak woodland, riparian areas or wetlands except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, include the onsite coast oak woodland area, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

~~3-8.10~~ ~~3-8.14~~ Assessor's Parcel No. 215-050-44, 45, 46, 47 (Kevane) – Development shall be limited to a maximum of 25% of the property, ~~not including Poinsettia Lane construction,~~ and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands shall be allowed except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, including the coast oak woodland, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

~~3-8.11~~ ~~3-8.15~~ Assessor's Parcel No. 215-050-123 (Reiter) – Development shall be limited to a maximum of 25% of the property, ~~not including Poinsettia Lane construction,~~ and shall be clustered on the western portion of the property. No impacts to coast oak woodland, riparian areas or wetlands shall be allowed except for Poinsettia Lane extension. A wildlife corridor linkage oriented generally north-south shall be provided on the eastern portion of the property, including the coast oak woodland, and be designed to connect to neighboring properties with existing or potential wildlife corridor linkages. Impacts to native habitat shall require onsite mitigation through restoration and/or creation of habitat within the designated corridor linkage, in addition to any other required mitigation.

~~3-8.12~~ ~~3-8.16~~ Assessor's Parcel No. 215-050-73 (Levatino) – Maximum 25% development clustered on the southern portion of the property. Buffer widths may be reduced and/or additional impacts may be allowed to the extent necessary to obtain site access, and/or to accommodate Circulation Road improvements identified in the certified LCP.

4. Policy 3-7(e) on Page 52 of the Mello II LUP revisions shall be revised as follows:

- e. The area shown as "Veterans Memorial Park Development Area" is designated for public recreational use. It is the intent of this policy that the public park area be developed so as to maximize public access and provide a variety of recreational opportunities. Development within steep slopes and/or native vegetation shall be limited to passive recreational facilities, such as recreational trails and picnic areas. Within the proposed development areas, grading of steep slopes with native vegetation shall be limited planned for more passive type uses with grading of such areas limited to the minimum amount necessary to allow such uses.

5. Add a new policy to the Mello I LUP segment revisions on Page 19 of LCPA 02-10 to read as follows:
7-1.15 Invasive Plants
The use of invasive plant species in the landscaping for developments such as those identified in Table 12 of the HMP shall be prohibited.
6. Add a new policy to the Mello II LUP segment revisions on Page 43 of LCPA 02-10 to read as follows:
3-1.13 Invasive Plants
The use of invasive plant species in the landscaping for developments such as those identified in Table 12 of the HMP shall be prohibited.
7. Add a new policy to the Agua Hedionda LUP segment revisions on Page 31 of LCPA 02-10 to read as follows:
3-13-1.14 Invasive Plants
The use of invasive plant species in the landscaping for developments such as those identified in Table 12 of the HMP shall be prohibited.



City of Carlsbad

Planning Department

June 30, 2003

Keri Akers
California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, CA 92108

Nancy Frost
California Department of Fish and Game
4949 Viewridge Avenue
San Diego, CA 92123

John Martin
U.S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92009

RECEIVED

JUL 01 2003

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

SUBJECT: REVISED MAPS AND TABLES FOR HABITAT MANAGEMENT PLAN (HMP)

Enclosed are maps and tables from the HMP that reflect recent changes as the plan progressed through approval by the Coastal Commission. The following specific changes have been made:

- The Callaghan property has been clarified on the Kelly Hillman Property map (Fig. 12) to indicate that it is a Standards Area.
- The proposed Hardline for Hub Park and SDG&E Property has been revised (Fig. 17).
- The Kevane/Krasnow property has been removed from the Proposed Hardline map and added to the Standards Areas map (Fig. 26).
- Two new Existing Hardline Conservation Areas have been added – Redeemer by the Sea (Fig. 39) and Thompson-Tabata (Fig. 40).
- Two new Proposed Hardline Conservation Areas have been added to the maps – Aura Circle (Fig. 36) and Promenade (Fig. 38).
- Tables 4, 6, 7, and 8 have been revised to reflect the above map changes.

Also enclosed for the Department of Fish and Game and the Fish and Wildlife Service are copies of the most recent City Council Resolutions showing acceptance of the Coastal Commission's suggested modifications. This information should be helpful to you in completing your processing of the HMP.

If you need any additional information, please call me at (760) 602-4602. Thank you.

Sincerely,


Don Rideout
Principal Planner

Attachments

c: Planning Director

EXHIBIT NO. 2
APPLICATION NO.
CAR LCPA
1-03B
ED Checkoff
Revised Maps and
Tables
California Coastal Commission



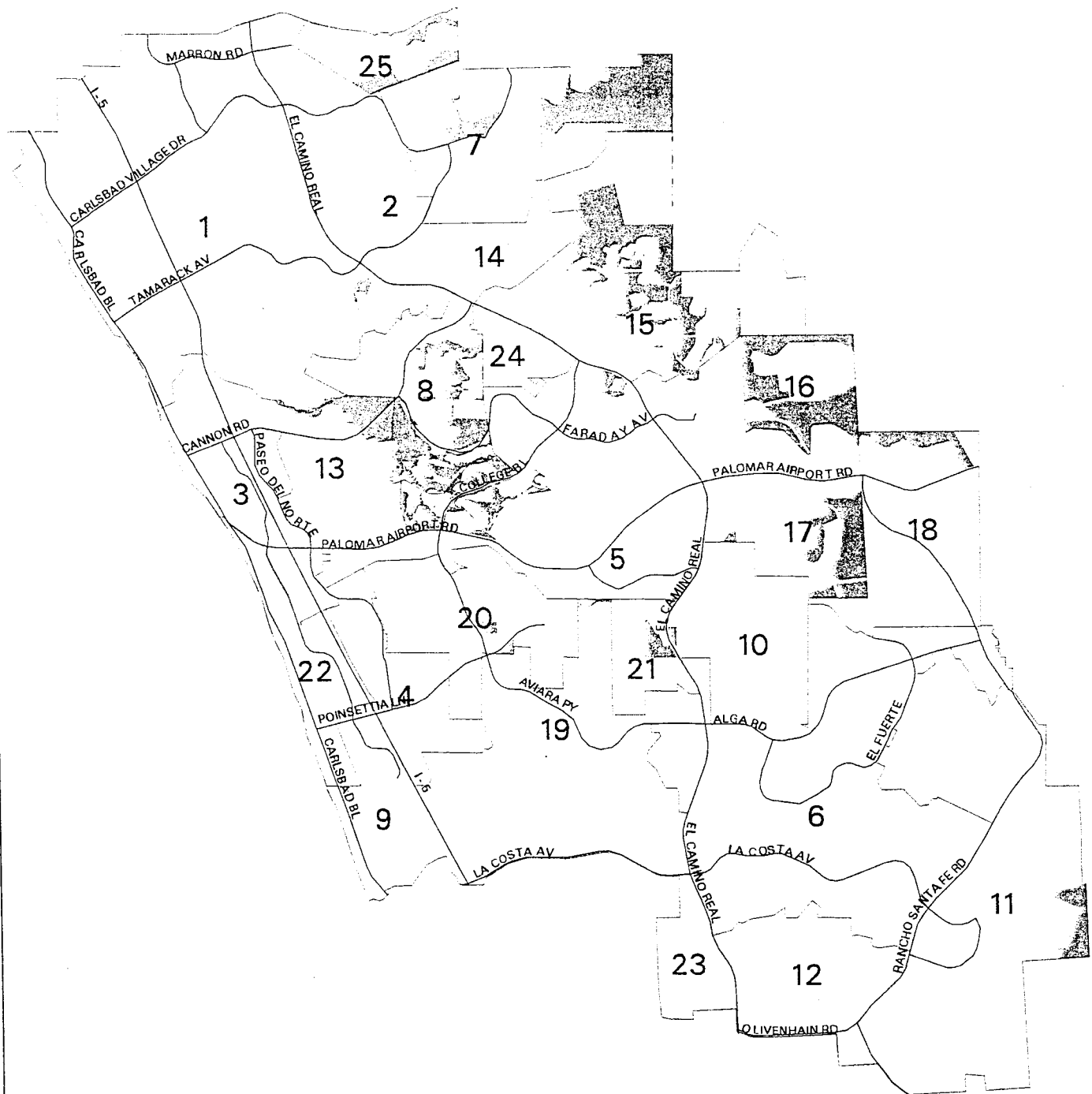
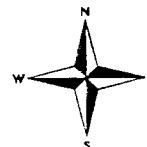
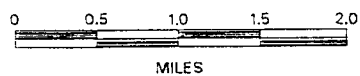


Figure 6
Proposed Hardline Conservation
Areas



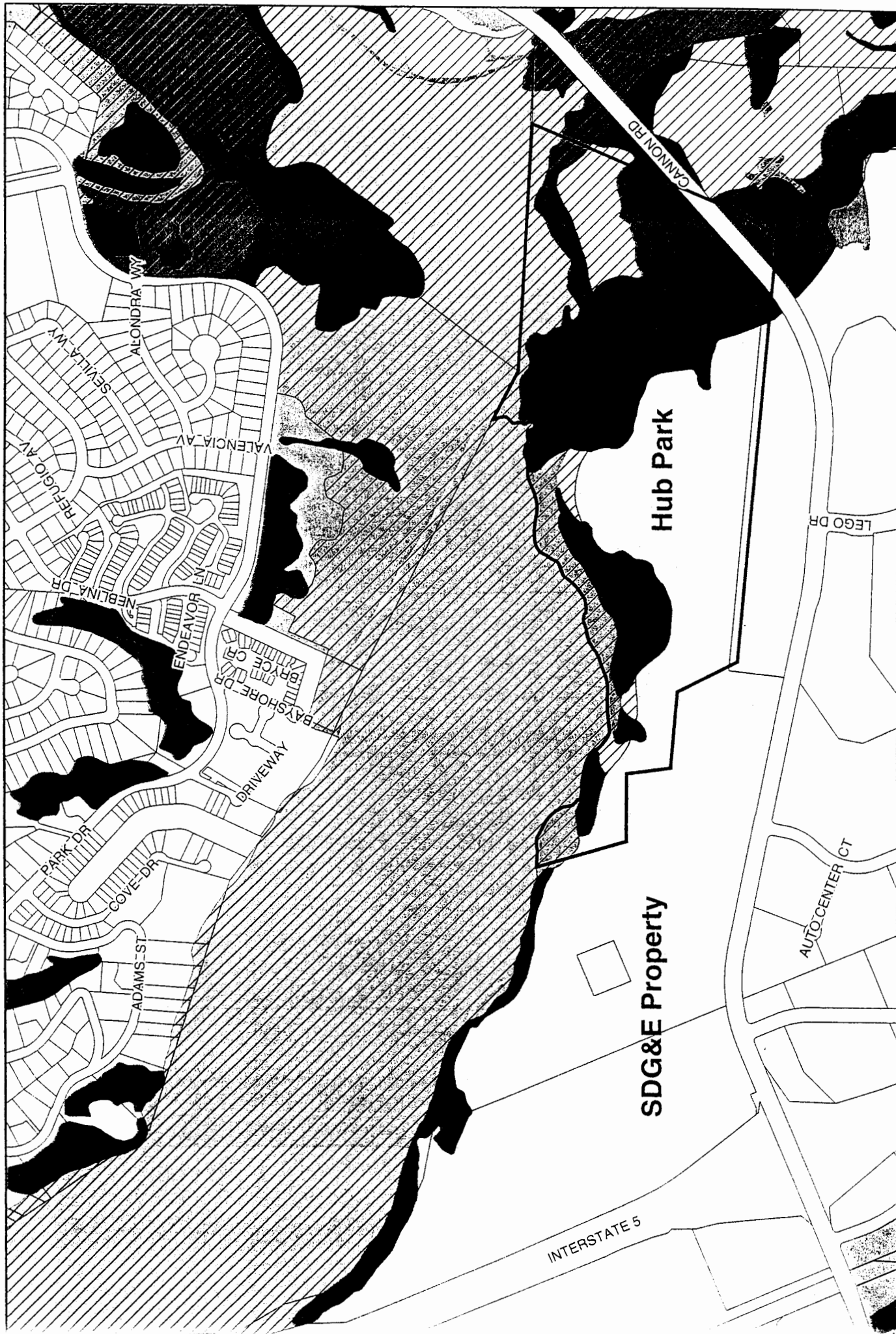
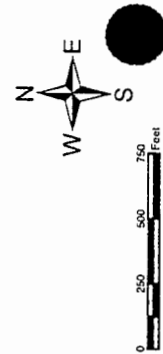


Figure 17
Hub Park and SDG&E Property



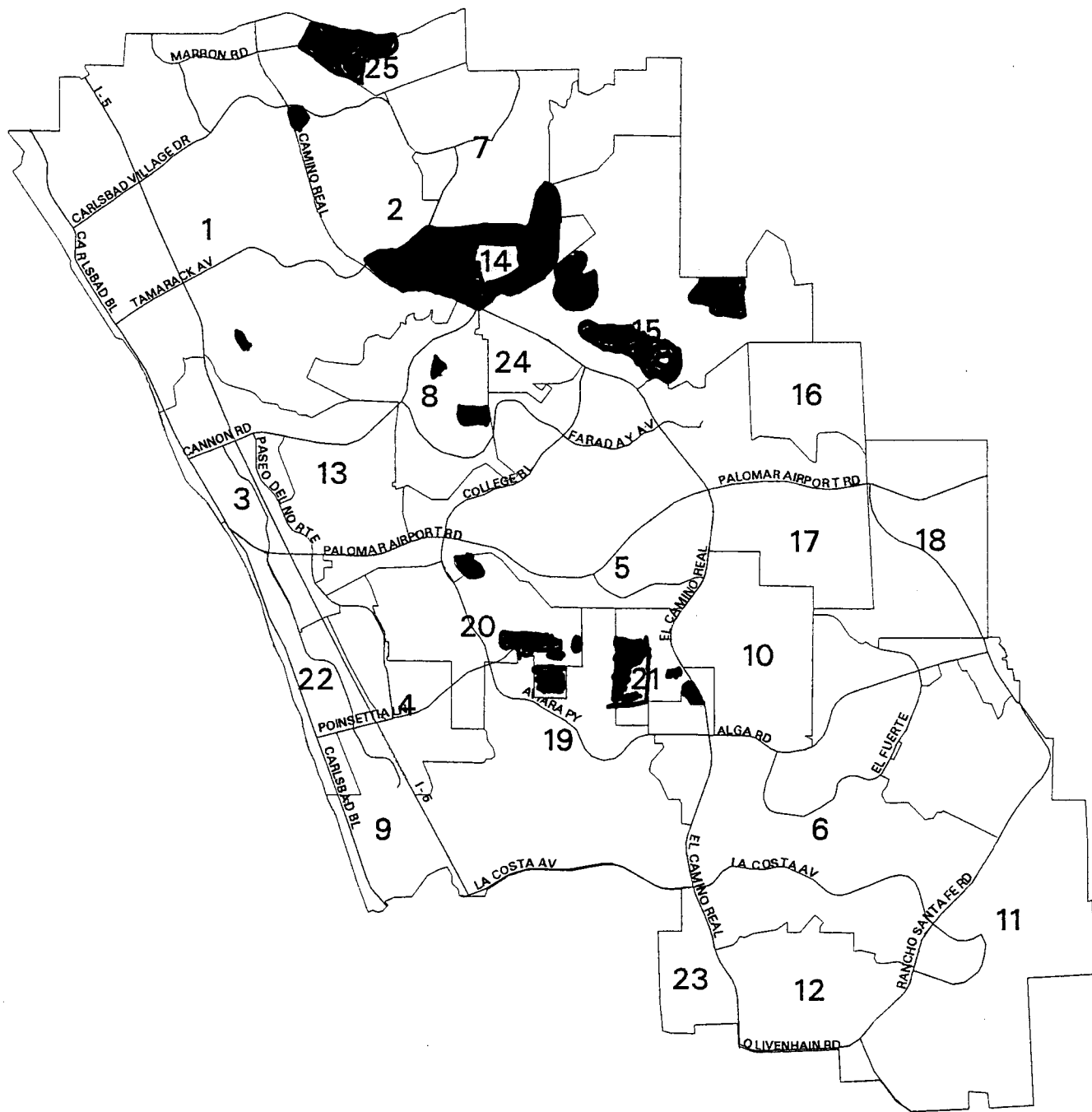
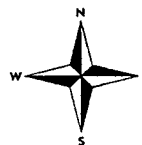


Fig. 26
Proposed Standards Areas



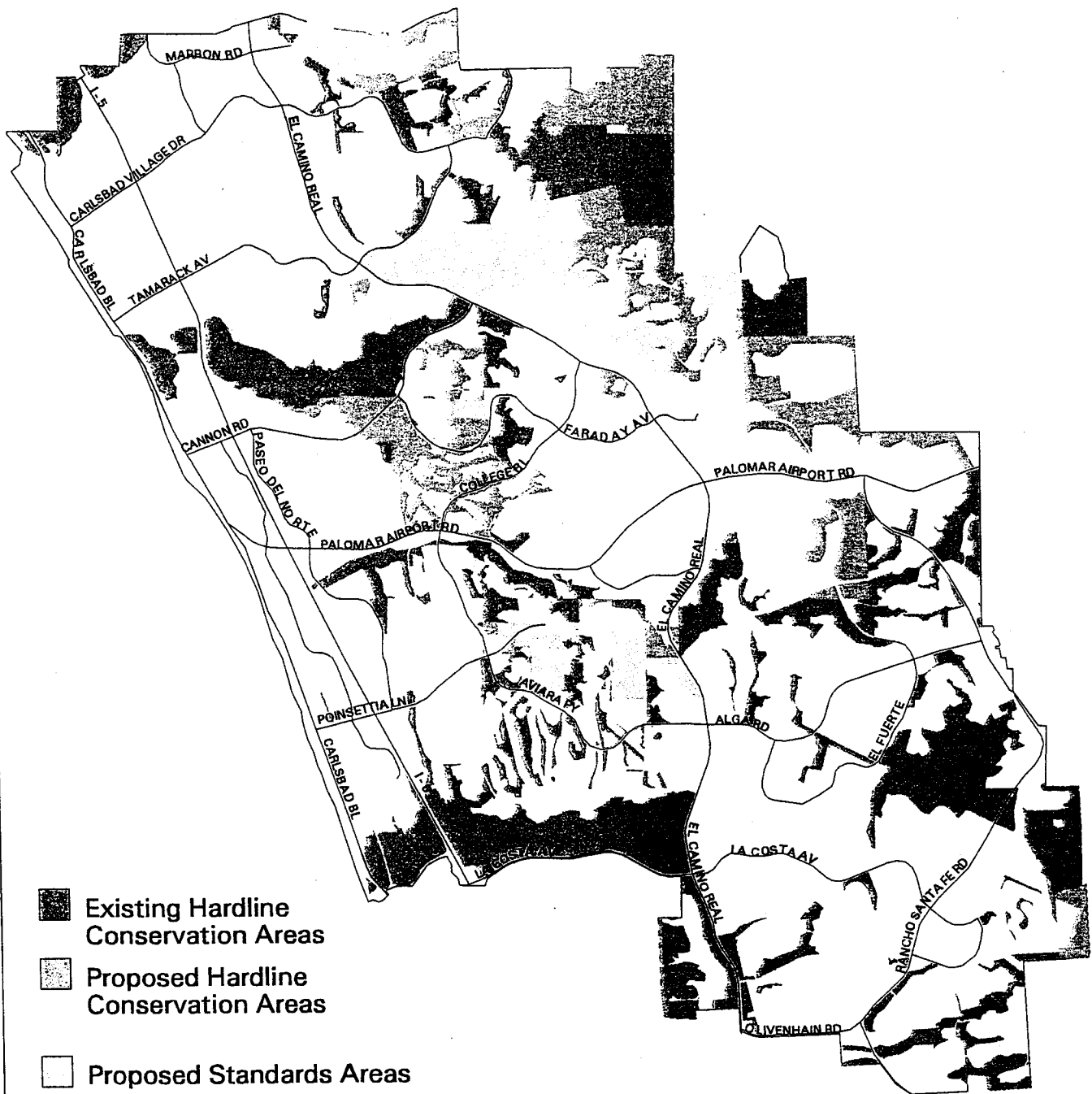


Figure 27
Conservation Components Map

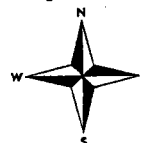
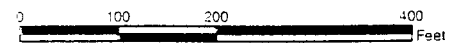
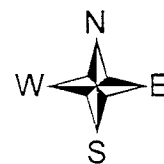




Figure 36
Aura Circle



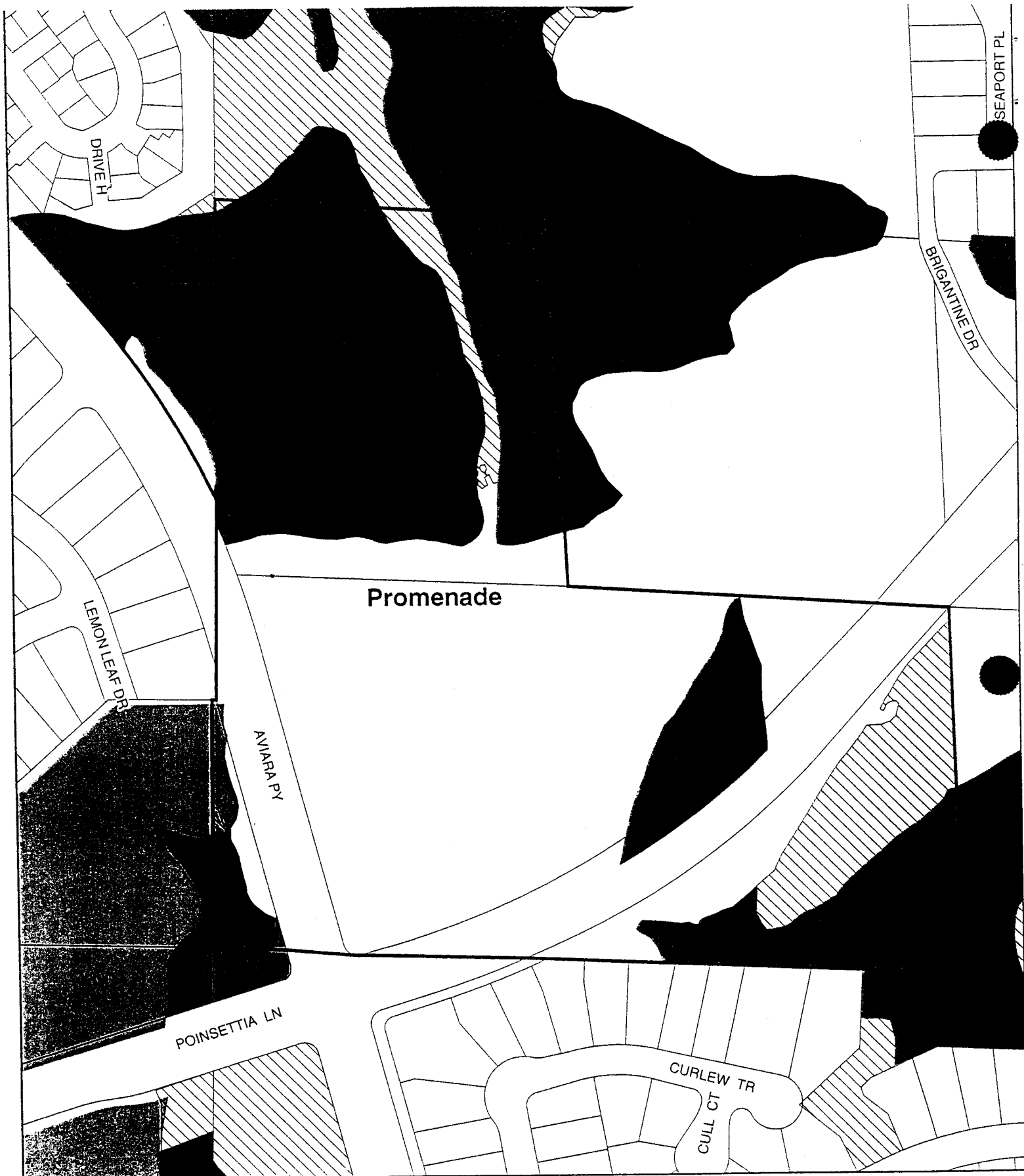


Figure 38
Promenade

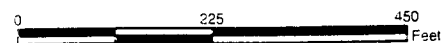
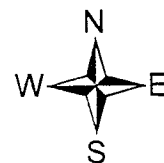
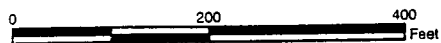




Figure 39
Redeemer



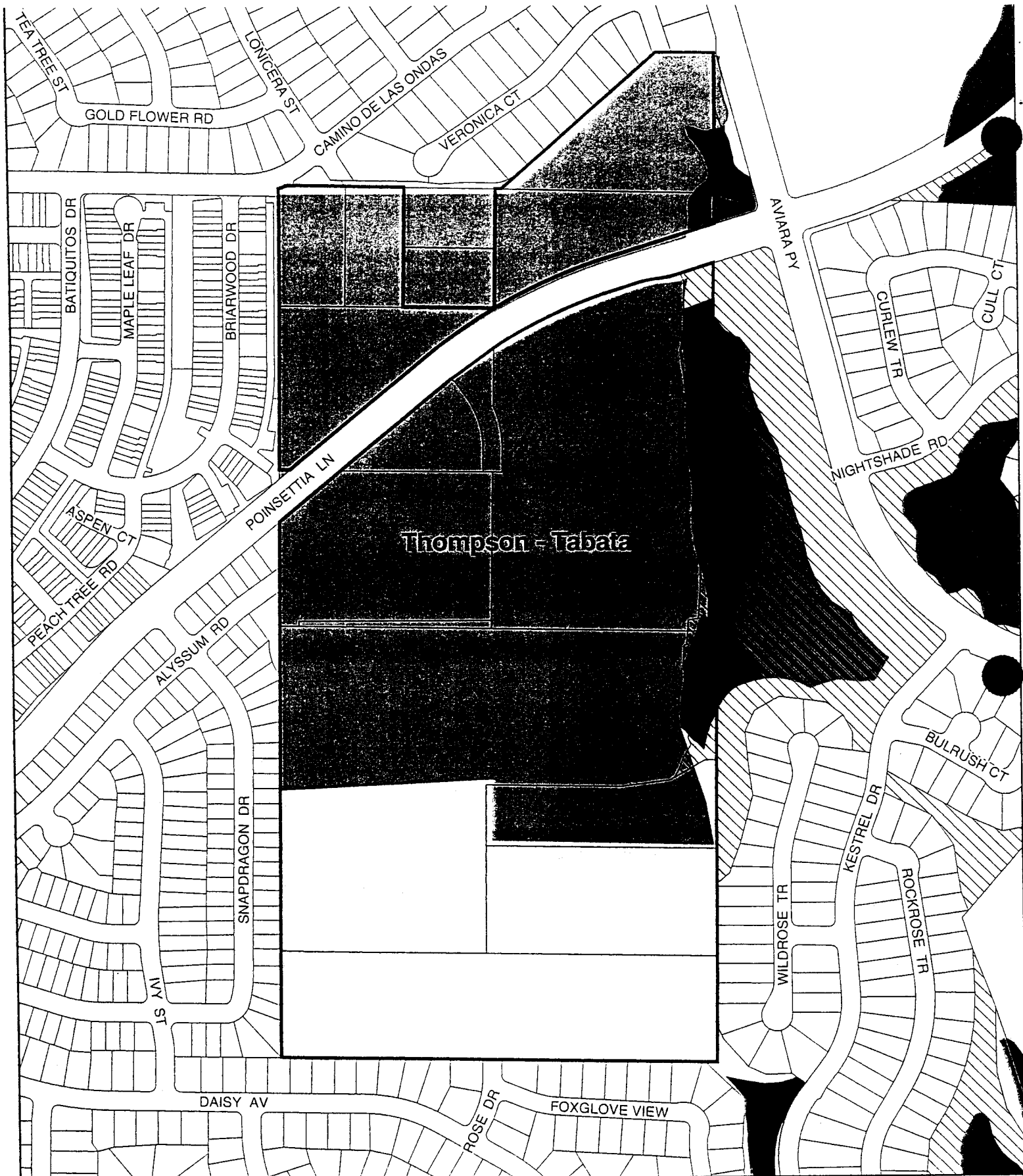


Figure 40
Thompson - Tabata

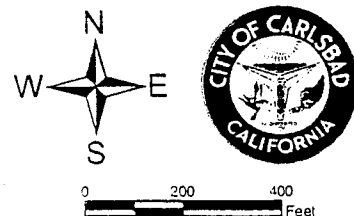


Table 4

Existing Hardline Conservation Areas (Acres)

LFMZ	Natural Habitats							Disturbed Habitats				Totals
	Coastal Sage Scrub	Chaparral	Southern Maritime Chaparral	Oak Woodland	Riparian	Marsh	Grassland	Eucalyptus Woodland	Agriculture	Disturbed	Developed	
1	12	0	0	0	0	378	0	0	1	1	3	395
2	19	0	0	0	1	9	19	1	0	3	18	70
3	0	0	0	0	0	2	0	0	0	0	1	3
4	12	0	0	0	0	12	0	0	0	0	3	27
5	43	29	4	0	10	21	2	5	0	12	22	148
6	75	24	9	0	9	3	12	0	0	4	10	146
7	90	15	0	0	5	0	31	3	0	13	61	218
8	42	2	10	0	62	122	7	0	1	8	2	256
9	13	0	0	0	0	135	0	0	0	4	1	153
10	41	1	81	0	18	12	41	2	0	7	4	207
11	444	144	15	0	34	7	99	11	0	39	35	828
12	7	21	0	0	18	0	30	1	1	4	10	92
13	11	0	0	0	0	1	2	0	1	1	0	16
14	66	36	0	0	1	0	2	0	0	2	0	107
15	173	76	0	0	24	0	89	0	23	1	4	390
16	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0
18	87	25	0	3	21	2	46	0	12	19	35	250
19	63	80	5	0	16	411	2	73	5	31	61	747
20	83 84	20 49	0	1	1	9	11	0	3	1	23 22	152 148
21	0	0	19	0	0	0	0	0	0	1	0	20
22	0	0	0	0	0	0	0	0	0	2	0	2
23	0	0	111	0	43	7	1	0	8	3	2	175
24	9	20	1	0	6	10	7	0	0	0	8	61
25	0	0	0	0	0	0	0	0	0	0	0	0
Totals	1,281 1,288	493 492	255	4	269	1,141	401	96	55	156	303 302	4,454 4,459

Note: Acreage figures may vary somewhat between tables due to rounding.

Table 6

Proposed Hardline Conservation Areas (Acres)

LFMZ	Natural Habitats							Disturbed Habitats				Totals
	Coastal Sage Scrub	Chaparral	Southern Maritime Chaparral	Oak Woodland	Riparian	Marsh	Grassland	Eucalyptus Woodland	Agriculture	Disturbed	Developed	
1	133	0	0	0	0	5	0	0	0	0	0	188
2	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0
5	33	0	2	0	3	0	42	1	0	3	3	87
6	0	0	0	0	0	0	0	0	0	0	0	0
7	26	3	0	0	0	0	2	1	0	3	2	37
8	53	0	7	0	25	1	30	1	23	1	0	141
9	0	0	0	0	0	0	0	0	0	0	0	0
10	4	0	1	0	0	0	0	0	0	0	0	5
11	.18	0	0	0	0	0	39	0	0	0	0	57
12	0	0	0	0	0	0	0	0	0	0	0	0
13	4834	0	0	0	5	17	19	0	2	1	0	9275
14	63	91	0	0	17	31	13	0	0	37	5	257
15	176	0	0	11	6	15	10	0	8	7	0	233
16	75	47	4	0	43	0	54	0	0	0	0	223
17	35	9	0	0	6	0	7	0	96	0	0	153
18	17	4	0	0	0	3	1	0	0	27	2	54
19	0	3	0	0	0	0	2	0	0	0	0	5
20	90	20	0	0	0	0	0	0	0	0	0	110
21	40	2	1924	14	0	0	0	0	1	3	0	3034
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0	0	0	0
25	11	9	0	0	10	1	33	0	0	6	1	71
Totals	585 545	170 468	33 35	12 45	115	73	252	3	130	88	13	1,474 1,437

Note: Acreage figures may vary somewhat between tables due to rounding.

Table 7

Proposed Standards Areas (Acres)

LFMZ	Natural Habitats							Disturbed Habitats				Totals
	Coastal Sage Scrub	Chaparral	Southern Maritime Chaparral	Oak Woodland	Riparian	Marsh	Grassland	Eucalyptus Woodland	Agriculture	Disturbed	Developed	
1	15					4						59
2					1		14					15
8	1948											1948
14	74				8	2	19					103
15	120		2	3	42	12						179
19							3					3
20	4959	1346		1								6376
21	7		5244	42								6350
25	3				59	20	18					100
TOTALS	273	13	54	8	110	38	54	0.0	0.0	0.0	0.0	550
	286	46	43	6								553

NOTE: Acreage figures may vary somewhat between tables due to rounding.

CARLSBAD HMP

Table 8
HMP Conservation Levels

	Existing Habitat Acres Citywide (1) (1999)	Acres Conserved in Existing Hardline Areas (2003)	Acres Conserved in Proposed Hardline Areas (2003)	Projected Acres Conserved in Standards Areas (2003)	Total Estimated Acres Conserved (2003)	Total Conserved as % of Existing	Existing Habitat Acres Citywide Adjusted for VLC (2)	Total Estimated Acres. Conserved Adjusted for VLC (3)	Adjusted % Conserved (4)	Potentially Impacted/ Developed (Based on the HMP) Acres	%
Estimated Total Acres	8,758	3,940 3,946	1,243 1,206	550 553	5,733 5,705	65%	6,997	4,983 4,955	71%	3,025 3,051	35%
Coastal Sage Scrub	3,315	1,281 1,288	585 545	273 286	2,139 2,119	65 64%	2,288	1,581 1,561	69 68%	1,176 1,196	35% 36%
Chaparral	968	493 492	170 168	13 16	676	70%	791	639	81%	292	30%
Southern Maritime Chaparral	392	255	33 35	54 43	342 333	87 85%	296	266 257	90 87%	50 59	13% 15%
Oak Woodland	29	4	12 15	8 6	24 25	83 86%	23	22 23	96 100%	5 2	17 9%
Riparian (5)	574	269	115	110	494	100%	513	449	100%	80	0%
Marsh (5)	1,366	1,141	73	38	1,252	100%	1,370	1,273	100%	114	0%
Grassland	1,856	401	252	54	707	38%	1,464	654	45%	1,149	62%
Eucalyptus Woodland	258	96	3	0	99	38%	252	99	39%	159	62%

Additional Conservation on Disturbed Lands		514 513	231	40	745 744			491	
Total Conservation within Carlsbad		4,454 4,459	1,474 1,437	550	6,478 6,449	74%		5,427	78%
Conserved Parcels within MHCP Core Area	308				308				
Total Conservation within Carlsbad plus MHCP Core Area Parcels	9,066				6,786 6,757	75%			