

## CALIFORNIA COASTAL COMMISSION

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## W25d

January 20, 2006

**TO:** Coastal Commissioners and Interested Parties

**FROM:** Elizabeth A. Fuchs, Manager, Allyson Hitt, Analyst, Bill Van Beckum, Analyst

**RE:** ANNUAL REPORT ON PROTECTING CONSERVATION/OPEN SPACE OTDS

There are approximately 968<sup>1</sup> conservation/open space OTDs required as development mitigation through Commission permit conditions. This report summarizes progress made during 2005 in achieving permanent protection of these easements.

### 2005 Acceptances

This year staff **successfully negotiated acceptance of 34 offers**; accepting entities included two state agencies, six local governments, as well as three non-profit entities. The Coastal Commission maintains a strong working relationship with the Mountains Recreation and Conservation Authority, who continues to accept all TDC and Open Space OTDs in the Santa Monica Mountains. No offers expired, and only one new Open Space OTD was recorded in 2005 (CDP# 5-05-020, Hearthside Homes, recorded on 12/05/2005, Orange County).

**Attachment A** illustrates some of the variety of resources protected through acceptance of these easements. **Attachment B** includes the entire list of 2005 acceptances.

### Data Development

In addition to negotiating 34 acceptances, **staff devoted substantial time researching 224 cases where the status of the recorded documents was unconfirmed**. For 121 of these cases, staff either confirmed the status of the documents or exhausted all research efforts. Staff's research tasks included legal file review, archive permit file review, assessor data research, online searches of county recorder data, as well as visits to four county recorder's offices.

### Case Research

During 2005 staff analyzed, documented, and began negotiating numerous case files for future acceptance. However, due to limited resources, staff generally must focus its efforts on OTDs due to expire in the upcoming 6-12 months.

The table below summarizes the status of the conservation/open-space OTDs to date:

	<b>Total to Date</b>	<b>Total Percentage</b>
<b>Accepted</b>	324	34%
<b>Expired/Allowed to Lapse</b>	17	<1%
<b>Status to be Confirmed</b>	103	11%
<b>Remain to be Accepted</b>	524	54%
<b>Total OTDs</b>	<b>968</b>	<b>100%</b>

<sup>1</sup> This number is subject to change as more OTDs are recorded and if ongoing research confirms no valid OTD.

ANNUAL REPORT ON PROTECTING CONSERVATION/OPEN SPACE OTDS, JANUARY 20, 2006

Acceptances to Date

As the following table indicates, to date, public agencies have accepted 274, or 85% of the OSE OTDs. Non-profit entities have accepted 50, or 15% of the OSE OTDs.

	<b>Managing Entity</b>	<b>OSE OTDs Accepted</b>
	<i>Government Agencies</i>	
<b>North Coast</b>	Del Norte County	13
	Humboldt County	1
	City of Point Arena	1
<b>North Central Coast</b>	Marin County	2
	Sonoma County Open Space District	1
<b>Central Coast</b>	Santa Cruz County	13
	City of Santa Cruz	2
	Monterey County	21
	City of Marina	2
	San Luis Obispo County	1
<b>South Central Coast</b>	Mountains Recreation and Conservation Authority	89
	Santa Monica Mountains Conservancy	2
<b>South Coast</b>	City of Los Angeles	1
	Orange County	4
	City of Laguna Beach	1
<b>San Diego Coast</b>	San Diego County	4
	City of Carlsbad	7
	City of Encinitas	6
	City of San Diego	1
	City of Imperial Beach	1
<b>Statewide</b>	Coastal Conservancy	62
	State Dept of Fish and Game	36
	State Dept of Parks & Recreation	2
	State Lands Commission	1
	<i>Non-Profit Entities</i>	
<b>North Coast</b>	North Coast Land Trust	1
<b>North Central Coast</b>	Marin Agricultural Land Trust	1
	Half Moon Bay Open Space Trust	1
<b>Central Coast</b>	Land Trust of Santa Cruz County	4
	Elkhorn Slough Foundation	1
	Monterey Peninsula Foundation	1
	Del Monte Forest Foundation	22
	Big Sur Land Trust	3
	Santa Lucia Conservancy	1
	Environmental Center of San Luis Obispo County	1
	San Luis Obispo Land Conservancy	1
	Greenspace Cambria	1
<b>South Central Coast</b>	Mountains Restoration Trust	3
<b>South Coast</b>	Laguna Greenbelt	2
<b>San Diego Coast</b>	San Elijo Lagoon Conservancy	2
	Los Penasquitos Lagoon Foundation	1
	Friends of Los Penasquitos Canyon Preserve, Inc.	1
<b>Statewide</b>	Sierra Club	2
	The Nature Conservancy	1
	<b>Total</b>	<b>324</b>

## Highlights of 2005 Open Space OTD Acceptances

The highlighted acceptances on these two pages protect approximately 94 acres total.

### McKinleyville, Humboldt County

Protection of Widow White Creek **riparian corridor resources** along the northern 6.2 acres of a 39-lot residential and commercial subdivision.

*OTD accepted by the California Coastal Conservancy*



**CDP 248-80 Hartman Bulb Farms**

### Ferndale, Humboldt County

Protection of 39.1 acres of **agricultural land resources** on a 40-acre parcel divided to provide individual parcels for two existing residences.

*OTD accepted by the County of Humboldt*



**CDP 1-82-230 McCanless**

### Half Moon Bay

Protection of Pilarcitos Creek **riparian corridor resources** along the southern 1.3 acres of a 10-acre shopping center site.

*OTD accepted by the Half Moon Bay Open Space Trust*



**CDP 3-83-151 Riley, Pratt & Associates**

### Otter Cove, Monterey County

Protection of the **scenic, archaeological, and botanic resources** on a 0.7-acre portion of a blufftop residential development site.

*OTD accepted by the County of Monterey*



**CDP 3-84-140 Messick**

## Highlights of 2005 Open Space OTD Acceptances

### Cayucos, San Luis Obispo County

Protection of **sandy beach resources** at the mouth of Willow Creek, on the western 0.5 acres of a six-lot residential project site.

**OTD accepted by the County of San Luis Obispo**



**CDP 4-83-403 King**

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### Carlsbad

Protection, through two OTDs, of **bluff face/ coastal strand habitat** on the western and northern 3.0 acres of a 14-unit condominium project site, at the edge of Buena Vista Lagoon.

**OTDs accepted by the City of Carlsbad**



**CDP 6-83-051 Native Sun Investment Group**

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[www.californiacoastline.org](http://www.californiacoastline.org)

### Rancho Santa Fe, San Diego County

Protection of 40.1 acres of Escondido Creek **riparian and brackish water marsh habitat**, along the northern edge of a 25-lot residential subdivision at the east end of San Elijo Lagoon.

**OTD accepted by the San Elijo Lagoon Conservancy**



**CDP 6-83-314 Manchester Estates**

### City of San Diego

Protection of the **hillside vegetative and visual resources** on 2.8 acres of an 18.2-acre office park project site overlooking Los Penasquitos Creek.

**OTD accepted by Friends of Los Penasquitos Canyon Preserve**



**CDP 6-83-656 Seaview Business Park, Ltd.**

## Attachment B

## 2005 OSE OTD Acceptances

CDP #	Applicant	Purpose of OTD	Expiration Date	Accepting Agency	Acres	OTD Location	County
<b>North Coast</b>							
A-248-80	Albert Hartman	open space	10/12/2005	Coastal Conservancy		adjacent to Widow White Creek, McKinleyville	Humboldt
1-82-230	Dave & Jack McCanless	agriculture	2/2/2005	Humboldt County	39.1	2 miles east of Ferndale	Humboldt
<b>North Central Coast</b>							
3-83-151	Riley, Pratt & Associates	open space	5/11/2005	Half Moon Bay Open Space Trust		Pilarcitos Creek buffer, west of intersection of Highways 1 and 92, Half Moon Bay	San Mateo
<b>Central Coast</b>							
3-84-140	Edward Messick	scenic	10/19/2005	Monterey County	0.7	Carmel Highlands	Monterey
4-83-403	Robert King	open space	10/2/2005	San Luis Obispo County	0.5	on the beach, Studio Drive, Cayucos	San Luis Obispo
<b>South Central Coast</b>							
A-196-81	Malibu Pacifica Project	TDC-lot retirement	1/17/2005	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-83-711	Pineridge, Ltd.	TDC-lot retirement	2/29/2005	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-83-004	Quaker Corporation	title in fee-open space	7/22/2006	Mountains Recreation and Conservation Authority	70	adjacent to Malibu Creek State Park, Santa Monica Mountains	Los Angeles
5-82-401	De Angelis, M. et al	TDC-lot retirement	7/12/2005	Mountains Recreation and Conservation Authority	0.7	near Encinal Beach, Pacific Coast Highway, Malibu	Los Angeles
5-82-401	De Angelis, M. et al	TDC-lot retirement	7/12/2005	Mountains Recreation and Conservation Authority	0.5	near Encinal Beach, Pacific Coast Highway, Malibu	Los Angeles
5-82-653	Freeman, Daniel	TDC-lot retirement	4/25/2005	Mountains Recreation and Conservation Authority	1	Santa Monica Mountains	Los Angeles
5-83-589	George Murphy Dunne	open space	5/31/2005	Mountains Recreation and Conservation Authority	5	Zuma Ridge Fire Trail, Santa Monica Mountains	Los Angeles
5-84-319	Steve & Mary Radenbaugh	open space	8/20/2005	Mountains Recreation and Conservation Authority		Stunt Rd, Santa Monica Mountains	Los Angeles
5-83-506	Paul & Carin Wendland	TDC-lot retirement	7/23/2005	Mountains Recreation and Conservation Authority		Near Mulholland Highway and Decker Rd, Santa Monica Mountains	Los Angeles
5-83-506	Paul & Carin Wendland	TDC-lot retirement	7/23/2005	Mountains Recreation and Conservation Authority		Near Mulholland Highway and Decker Rd, Santa Monica Mountains	Los Angeles
5-82-584	Cariker, James O.	TDC-lot retirement	11/26/2005	Mountains Recreation and Conservation Authority	1.6	Santa Monica Mountains	Los Angeles
5-84-395	Jones, Alan	open space	11/7/2005	Mountains Recreation and Conservation Authority		Cold Canyon Rd, Santa Monica Mountains	Los Angeles

**Attachment B**

**2005 OSE OTD Acceptances**

<b>CDP #</b>	<b>Applicant</b>	<b>Purpose of OTD</b>	<b>Expiration Date</b>	<b>Accepting Agency</b>	<b>Acres</b>	<b>OTD Location</b>	<b>County</b>
5-84-535	Phillip Coombs	TDC-lot retirement	12/4/2005	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-84-436	Nikbakht Hamedani	TDC-lot retirement	11/1/2005	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-84-274	Goodstein & Watson	TDC-lot retirement	5/8/2006	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-84-274	Goodstein & Watson	TDC-lot retirement	4/26/2006	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-84-274	Goodstein & Watson	TDC-lot retirement	5/8/2006	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-84-274	Goodstein & Watson	open space	6/10/2008	Mountains Recreation and Conservation Authority	40	Santa Monica Mountains	Los Angeles
5-84-274	Goodstein & Watson	TDC-lot retirement	4/26/2006	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
5-84-274	Goodstein & Watson	TDC-lot retirement	4/26/2006	Mountains Recreation and Conservation Authority		Santa Monica Mountains	Los Angeles
<b>South Coast</b>							
5-83-482	California Mortgage Company	open space	3/28/2005	Orange County		South Coast Highway, South Laguna Beach	Orange
5-82-500	Mr. & Mrs. Craig Strickland	open space	8/24/2005	Coastal Conservancy	0.3	San Clemente	Orange
5-84-229	Church of Jesus Christ Latter Day Saints	open space	8/1/2006	Orange County		SW of Aliso Creek Rd and Alicia Pkwy, near greenbelt, near Laguna Niguel	Orange
<b>San Diego Coast</b>							
6-83-051	Native Son Investment	open space	8/15/2005	City of Carlsbad	3	south side of Buena Vista Lagoon, Carlsbad	San Diego
6-83-051	Native Son Investment	bluff protection	8/15/2005	City of Carlsbad		south side of Buena Vista Lagoon, Carlsbad	San Diego
6-84-390	Lagoon View, Ltd	open space	1/30/2006	City of Encinitas	2	eastern terminus of Blue Heron Road, Encinitas	San Diego
6-83-314	Manchester Estates	open space	7/26/2005	San Elijo Lagoon Conservancy	40.1	Escondido Creek floodplain, Rancho Santa Fe area	San Diego
6-83-170	Solano Point Venture	open space	7/17/2005	San Elijo Lagoon Conservancy		adjacent to San Elijo Lagoon, Solana Beach	San Diego
6-83-656	Seaview Business Park	open space	3/19/2005	Friends of Los Penasquitos Canyon Preserve, Inc	2.8	adjacent to Los Penasquitos Canyon	San Diego