



CITY COUNCIL  
**Staff Report**

**Meeting Date:** Sept. 17, 2019  
**To:** Mayor and City Council  
**From:** Scott Chadwick, City Manager  
**Staff Contact:** Kyle Lancaster, Parks & Recreation Director  
[kyle.lancaster@carlsbadca.gov](mailto:kyle.lancaster@carlsbadca.gov) or 760-434-2941  
**Subject:** Hub Park Lease Property and a Capital Improvement Program Project for Trail Segment 7C - South Shore Agua Hedionda Lagoon Trail

**Recommended Action**

Receive a report on the Hub Park Lease property and adopt a Resolution adding a Capital Improvement Program Project for Trail Segment 7C – South Shore Agua Hedionda Lagoon Trail, as identified in the Carlsbad Trails Master Plan, and appropriating \$674,500 from the General Capital Construction Fund.

**Executive Summary**

During the city's Fiscal Year 2019-20 Preliminary Budget review, several community members requested the city initiate action to develop passive recreational trails and related amenities on the south shore of the Agua Hedionda Lagoon, specifically at the Hub Park lease property. On June 18, 2019, during Agenda Item No.5 - Fiscal Year 2019-20 Operating and Capital Improvement Program Budgets, the City Council approved a minute motion as follows "...that a report be completed to add Agua Hedionda Trail as a Capital Improvement Project" (Exhibit 2). In response, staff's report consists of background information on the Hub Park Lease property and provides a resolution (Exhibit 1) to add a Capital Improvement Program Project for Trail Segment 7C – South Shore Agua Hedionda Lagoon Trail – as identified in the Trails Master Plan.

**Discussion**

**Background**

On June 21, 2016, staff presented a report to the City Council on the Hub Park Lease property (Exhibit 3). The subsections in that report are titled as follows:

- *Lease and Property Background*
- *Analysis*
  - *Opportunities*
  - *Constraints and Challenges*
    - *Property Deed Restrictions*
    - *Land Use/Zoning Policies, Regulations, and Permits*
    - *Environmental Considerations*
    - *Physical Considerations*
    - *Legal and Lease Considerations*

The information within these subsections remains consistent through present day.

According to the minutes of the June 21, 2016 City Council Meeting (Exhibit 4):

*Staff explained that should the Council wish to move forward with adding trail development within the Hub Park area to the City's current work plan, staff would recommend the following steps:*

- *Consider the work at the next Council Goal Setting Workshop (early 2017)*
- *If after the Workshop, Council decides to move forward, staff would return with a comprehensive work plan which would include process, schedule and budget*
- *As part of the process, staff would likely recommend that a Citizens Advisory Committee be appointed by the Council."*

The minutes of that meeting indicate considerable public comment and City Council discussion then ensued. At the conclusion of the discussion, the City Council approved a minute motion which accepted staff's recommendations and requested that staff determine the appropriate time to assemble the Citizens Advisory Committee.

#### Capital Improvement Program Project

The City Council did not make the Hub Park Lease property a goal at the referenced Goal Setting Workshop in 2017 and did not provide direction to staff on this item until its regularly scheduled meeting on June 18, 2019. At that time, the City Council approved a minute motion that a report be completed to add Agua Hedionda Trail as a Capital Improvement Project. Staff therefore prepared the attached Capital Improvement Program Project Charter (Exhibit 5) and Budget Worksheet (Exhibit 6) for the South Shore Agua Hedionda Lagoon Trail.

#### Carlsbad Trails Master Plan

On Aug. 28, 2019, the City Council adopted a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP); approved a related amendment to the General Plan Open Space, Conservation, and Recreation Element; and adopted the Carlsbad Trails Master Plan. The adopted MND and MMRP analyzed trail improvements at a broader, programmatic level. The Carlsbad Trails Master Plan, Chapter 5 – Trail Development Implementation, identifies Trail Segment 7C – South Shore Agua Hedionda Lagoon Trail. The proposed eight-foot wide recreational trail will lead from a new I-5 bridge crossing to the bluff top within the Hub Park Lease property, overlooking the lagoon. It will loop around the Strawberry Fields and open space, providing connection to the south side of Cannon Road through existing underpasses. The trail program includes decomposed granite surface, trail edging and basic trailhead amenities, such as trail identification and regulation signs, dog stations and recycling/trash receptacles.

The proposed trail must undergo project level California Environmental Quality Act (CEQA) review in conjunction with the development phase that will determine the final alignment of the trail. Easements related to trail development are subject to review and approval by San Diego Gas & Electric (SDG&E), which may grant ingress/egress from Cannon Road to the Hub Park Lease property.



### **Fiscal Analysis**

Staff recommends an appropriation of \$674,500 from the General Capital Construction Fund, specifically from the funds previously set aside via Proposition C for open space and trail acquisition. The estimated costs are detailed in the South Shore Agua Hedionda Lagoon Trail Capital Improvement Program Project Budget Summary. The total estimated cost of \$674,500 for the trail project includes environmental review, permitting, design and construction.

### **Next Steps**

Staff will pursue discussions with SDG&E to obtain easements from Cannon Road to the Hub Park Lease property and complete a procurement process to obtain a design consulting firm for planning the South Shore Agua Hedionda Lagoon Trail. Staff will also initiate a public engagement program in accordance with City Council Policy Statement No. 84, Development Project Public Involvement.

### **Environmental Evaluation (CEQA)**

The Trails Master Plan has been reviewed pursuant to the California Environmental Quality Act (CEQA). On August 27, 2019, the City Council adopted a MND and MMRP for the Trails Master Plan. The MND and MMRP analyzed the Trails Master Plan at a broad, programmatic level. Therefore, staff anticipates performing additional project-level CEQA review for Segment 7C – South Shore Agua Hedionda Lagoon Trail when the alignment for the trail segment is developed.

### **Public Notification**

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date.

### **Exhibits**

1. City Council Resolution
2. June 18, 2019 City Council Meeting Minutes
3. June 21, 2016 City Council Staff Report on The Hub Park Lease.
4. June 21, 2016 City Council Meeting Minutes.
5. Capital Improvement Program Project Charter.
6. Capital Improvement Program Project Budget Summary.

**RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ADDING A CAPITAL IMPROVEMENT PROGRAM PROJECT FOR TRAIL SEGMENT 7C – SOUTH SHORE AGUA HEDIONDA LAGOON TRAIL, AS IDENTIFIED IN THE CARLSBAD TRAILS MASTER PLAN, AND APPROPRIATING \$674,500 FROM THE GENERAL CAPITAL CONSTRUCTION FUND

WHEREAS, the Carlsbad Trails Master Plan, Chapter 5 – Trail Development Implementation, identifies Trail Segment 7C – South Shore Agua Hedionda Lagoon Trail; and

WHEREAS, during the city's Fiscal Year 2019-20 Preliminary Budget review, several community members requested the city initiate action to develop passive recreational trails and related amenities on the south shore of the Agua Hedionda Lagoon, specifically at the Hub Park Lease property; and

WHEREAS, on June 18, 2019, during Agenda Item No. 5 - Fiscal Year 2019-20 Operating and Capital Improvement Program Budgets, the City Council approved a minute motion that a report be completed to add the South Shore Agua Hedionda Lagoon Trail as a Capital Improvement Project; and

WHEREAS, staff has submitted to the City Council a Capital Improvement Program Project Charter and Budget Worksheet for the South Shore Agua Hedionda Lagoon Trail; and

WHEREAS, on Aug. 27, 2019, the City Council adopted a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP), approved a related amendment to the General Plan Open Space, Conservation, and Recreation Element, and adopted the Carlsbad Trails Master Plan; and

WHEREAS, the South Shore Agua Hedionda Lagoon Trail is within the scope of the adopted MND, but additional environmental review may be completed when the alignment for the trail segment is developed; and

WHEREAS, an appropriation of \$674,500 from the General Capital Construction Fund, specifically the funds set aside for open space and trail acquisition, as detailed in the Capital Improvement Program Project Budget Summary, is necessary to fund the South Shore Agua Hedionda Lagoon Trail; and

WHEREAS, easements related to trail development are subject to review and approval by San Diego Gas & Electric, which may grant ingress/egress from Cannon Road to the Hub Park Lease property; and

WHEREAS, staff will pursue discussions with SDG&E to obtain the described easements and complete a procurement process to obtain a design consulting firm for planning the trail; and

WHEREAS, staff will initiate a public engagement program, in accordance with City Council Policy Statement No. 84 - Development Project Public Involvement, for the South Shore Agua Hedionda Lagoon Trail.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the City Council hereby approves adding a Capital Improvement Program Project for Trail Segment 7C – South Shore Agua Hedionda Lagoon Trail, as identified in the Carlsbad Trails Master Plan.
3. That \$674,500 is appropriated from the General Capital Construction Fund for the South Shore Agua Hedionda Lagoon Trail.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_ day of \_\_\_\_\_, 2019, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
MATT HALL, Mayor

\_\_\_\_\_  
BARBARA ENGLESON, City Clerk

(SEAL)