

DATE ISSUED: November 22, 2000

REPORT NO. 00-259

ATTENTION: Honorable Mayor and City Council  
Docket of November 27, 2000

SUBJECT: Montana Mirador Open Space Acquisition

### SUMMARY

Issues - 1) Should the City Council authorize the City Manager, or designee, to negotiate and enter into an Agreement with the San Diego County Water Authority (CWA) to allow the CWA to contribute monies toward the purchase of Montana Mirador as open space habitat, 2) Should the City Council authorize the City Manager, or designee, to pursue a state Wildlife Conservation Board (WCB) grant to complete the acquisition under the existing option agreement.

Manager's Recommendation – Authorize the establishment of CIP 29-426.0 for the purchase of Montana Mirador as open space, authorize the City Manager to negotiate and enter into an agreement with the CWA for the contribution of monies into CIP 29-426.0, and authorize the City Manager to take all necessary actions to secure additional funds from the WCB to complete the Montana Mirador open space acquisition.

Other Recommendations – None.

Fiscal Impact – If both the CWA funding and WCB grant funding are approved, the City would receive \$7,816,335. No City funds are proposed to be used under this action.

### BACKGROUND

Montana Mirador is a 633.03-acre tract of land located within the City of San Diego, adjacent to Black Mountain Park in the Rancho Peñasquitos Community of the City of San Diego. The City entered into an option agreement on August 11, 1997 to acquire the property for dedication as open space to facilitate implementation of the City's MSCP (Resolution No. 289084). The City has previously acquired 94.8 acres of Montana Mirador as mitigation for private development projects. 538.23 acres remains to be acquired under the option agreement.

### DISCUSSION

The County Water Authority (CWA) wishes to acquire 325 acres of property to satisfy the requirements of the Biological Opinion issued by the U.S. Fish and Wildlife Service (USFWS) to the CWA for the proposed Emergency Storage Project. The CWA is willing to provide the funding in the amount of \$4,424,875 to the City pursuant to the per acre value specified in the option agreement. If approved by Council, CWA funding would go into CIP 29-426.0 for the

purchase of Montana Mirador as open space.

City staff has simultaneously been working with the California Wildlife Conservation Board to secure the remaining funds (\$3,391,460) necessary to complete the purchase. Staff is proposing to submit a grant application to WCB to cover the remaining acquisition costs. Together the CWA and WCB grant funds would complete the purchase of the Montana Mirador property. The City would assume ownership of the property, which serves as a natural expansion to the existing City-owned Black Mountain Park.

#### ALTERNATIVES

Do not authorize the City Manager to enter into an Agreement with the CWA and direct the Manager to pursue Prop 12 funding for 100% of the acquisition costs (\$7,816,335).

Respectfully submitted,

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Tina P. Christiansen  
Planning and Development Review Director

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Approved: George I. Loveland  
Assistant City Manager

CHRISTIANSEN:TS:KG

Attachment: 1. Letter of Understanding with San Diego County Water Authority

Note: Attachment is not available in electronic format. A copy of the attachment is available for review in the Office of the City Clerk.