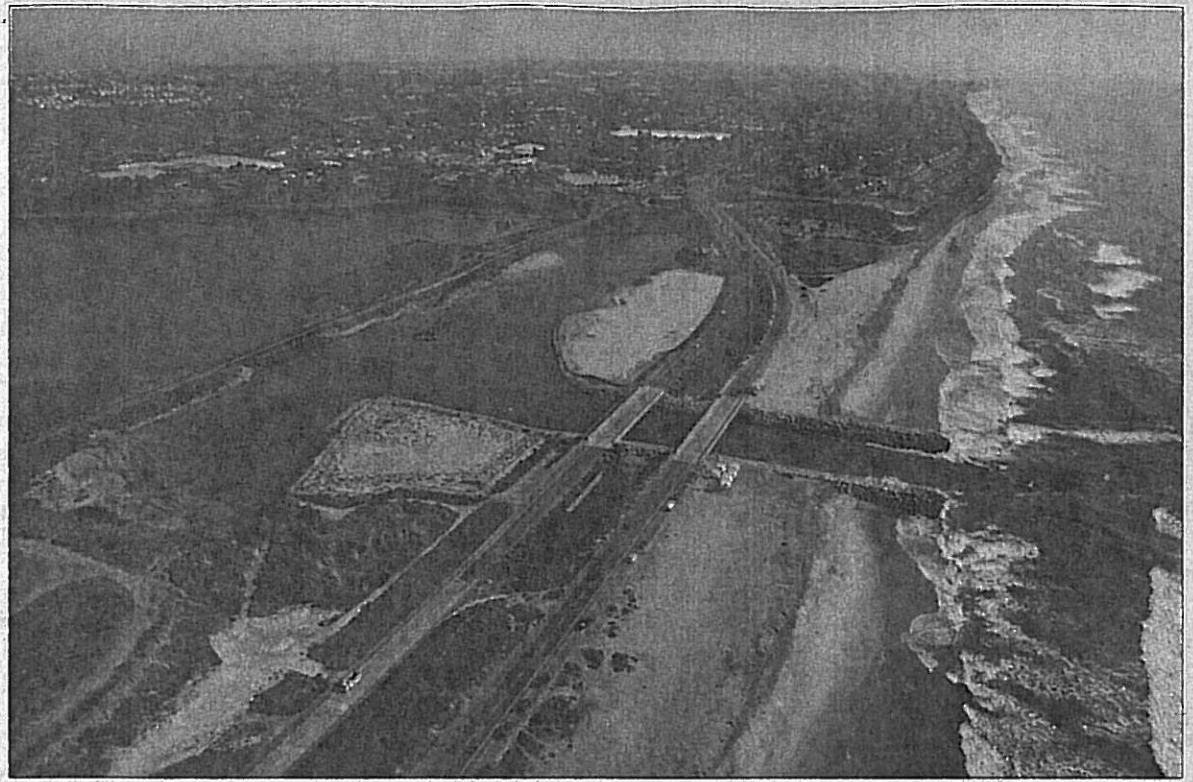


4 to 4:45 p.m. You

# Calendar

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HAYNE PALMOUR IV / STAFF PHOTOGRAPHER

Ponto Beach and the Batiquitos Lagoon in Carlsbad appear in this recent aerial photo. The undeveloped land in the foreground is slated to become a resort complex.

# 2 reports now planned for Ponto area project

## Developer to do his own environmental study

**BARBARA HENRY**  
STAFF WRITER

CARLSBAD — A developer who plans to build a 215-room hotel in the northern end of the coastal area known as Ponto said Monday that he's going to do his own environmental document instead of waiting for the city to produce one for the entire region.

Doing a separate environmental impact report may speed his 8-acre project toward the construction phase, said Solana Beach resident Bill Canepa, president of Wave Crest Resorts II of Encinitas.

"It might be a little simpler to do (this report) because we

know what we want to do," he said.

A representative for the Surfrider Foundation, which has opposed the development plans for the south Carlsbad coastal region, called Canepa's decision "really regrettable."

Canepa should give the city of Carlsbad a chance to produce a regional environmental report on the area, said Todd Cardiff, the organization's representative on Ponto development issues. And one of the residents in the Hanover Beach Colony development immediately to north said he, too, didn't welcome Canepa's decision.

"I've got to tell you, this smells a little opportunistic," said Liam Ferguson, who lives in

a community that doesn't like the size of the proposed Wave Crest hotel.

Meanwhile, the city of Carlsbad is moving forward with its plans to produce a similar environmental document covering the entire 50-acre Ponto region. That issue is expected to go before the City Council within the next several weeks, said Debbie Fountain, the city's housing and redevelopment director.

The city did not initially plan to do a full-scale, regional environmental document, but changed its mind after its proposed Ponto Beachfront Village Vision Plan — an effort to guide development in the mostly unde-

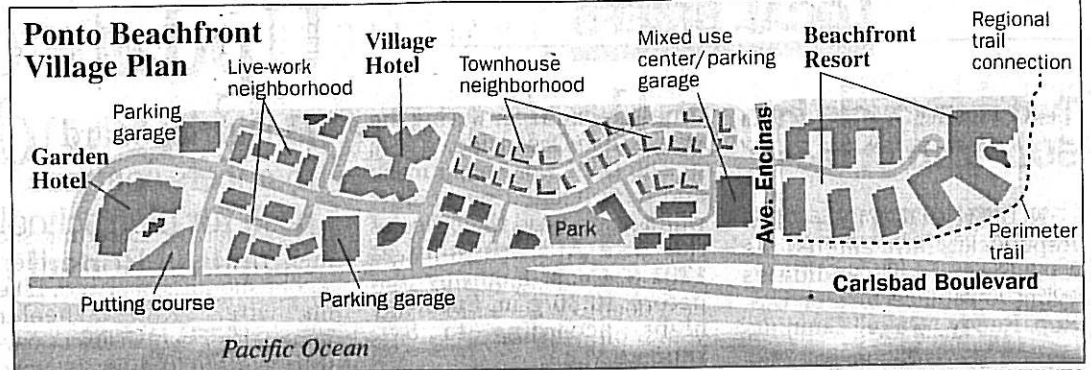
# ► PONTO

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veloped area — faced opposition from neighbors, environmentalists and representatives for the Surfrider Foundation last year.

During a hearing last summer on the vision plan, dozens of people urged the City Council to conduct a full-scale environmental review of the plan's proposals, which include putting several hotels, a resort, a series of townhouses and what are termed live-work units in the area bordered by Ponto Drive to the north and Batiquitos Lagoon to the south. All of the construction would be funded by private developers, including Canepa.

Opponents argued that the city needed to do an overall environmental report of the region rather than expecting



Source: City of Carlsbad

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each individual developer to do reports on their projects. The City Council agreed, and asked developers to help pay for the document.

That report is estimated to cost \$150,000 to \$200,000. It's expected to take 18 months to two years to complete, city officials have said.

Canepa said Monday that he hopes his smaller report takes much less time. And, if there are any problems pro-

ducing the regionwide document, his project will be able to move forward without waiting for those to be resolved, he said.

His report should be less complicated because his 8-acre project is going on land that has been previously developed, unlike most of the other land in the region, he added.

"Our property is not exactly pristine," he said. "We have a dog kennel, we have ware-

houses on our property."

City officials said they don't think Canepa's document will go all that much faster than the regional report. Both documents will be produced by independent consultants picked by the city. Canepa will pay the cost of his own report.

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