



# New City Hall and Civic Center

PUBLIC INPUT  
REPORT  
January 2021



# Table of Contents

|                    |    |
|--------------------|----|
| Introduction       | 3  |
| Project background | 4  |
| What we heard      | 6  |
| Themes             | 10 |
| Site descriptions  | 12 |
| Next steps         | 16 |
| Appendix           | 17 |

# Introduction

The City of Carlsbad approaches community engagement based on several key principles:

- Members of the public have a right to be involved in decisions affecting their lives.
- Adequate time and resources are provided to allow for meaningful public involvement.
- The public involvement planning process is begun at the earliest stages of decision-making.
- Opportunities for public involvement are clearly defined, including the decision or decisions to be made, the decision-making process and how the public has influenced the decision.
- It is the city’s responsibility to seek out and facilitate the involvement of those interested in or affected by a decision. The city errs on the side of reaching out to people who might not be interested, rather than potentially missing people who are.
- Diverse participation helps ensure a broad range of perspectives is considered.
- Public involvement processes are designed to enable members of the public to participate in ways comfortable and convenient for them.
- City staff provide balanced and factual information to the public and do not engage in advocacy.
- Public dialogue strives for a focus on values over interests and positions.
- Members of the public do not need to have technical expertise to provide valuable input. Their everyday experiences as members of the community have intrinsic value to even the most complex and technical decisions.
- Public involvement planning is coordinated across all city departments to ensure consistency and avoid process fatigue.



## Project background

The City of Carlsbad currently operates out of more than a dozen locations, some of which are approaching the end of their useful life. Even though most city work has been done at remote locations since March 2020 due to the COVID-19 pandemic, city employees will eventually return to their offices to serve the public in person.

Having everyone in one location will make doing city business more efficient for workers and more convenient for community members. That is why the city is planning a new consolidated city hall where the main administrative functions of the city could operate out of one location while creating a more functional City Council chamber and other meeting rooms, as well as future opportunities for civic center uses.

Money has already been set aside from developer fees to cover construction costs. This money may only be used for purposes such as a city hall or other civic building.

Four city-owned locations are being considered:

- Existing City Hall location off Carlsbad Village Drive
- Senior Center/Pine Avenue Community Park in the Village/Barrio
- Property at the corner of El Camino Real and Faraday Avenue
- Existing Faraday Administration Center west of El Camino Real

### Phase one public outreach

During phase one of the public involvement process, conducted between May – July 2018, the city sought input on the community’s values, needs and priorities related to a new city hall and civic center. This phase did not focus on specific sites; rather the overall goals for the project.

Outreach included:

- Stakeholder interviews
- Two community workshops
- Public online survey
- Direct communication to frequent users of the Faraday Center public counter and City Council Chamber

### Phase two public outreach

The project team used the input gathered during the initial outreach to explore how each site could potentially accommodate the needs and priorities of the community. Site maps were prepared to show potential uses and configurations.

City staff used an online survey due to restrictions on gathering due to COVID-19.

**Online survey**

Nov. 12 – Dec. 13, 2020

663 participants

221 comments

The opportunity to take the survey was promoted through the following channels:

- Eblasts to the new city hall & civic center interest list, which includes survey takers who participated in the previous public counter and customer surveys
- Social media posts on Facebook, Twitter, NextDoor and Instagram
- Targeted Facebook posts to Carlsbad residents between Nov. 24 – Dec. 10
- Carlsbad webpages including the home page and public input page
- City Manager Update eblast
- Communication and eblasts to members of the Carlsbad Chamber of Commerce and Carlsbad Village Association
- Village and Barrio newsletter/eblast regarding specific neighborhood construction projects

# What we heard

The online survey input should be considered qualitative, meaning the results cannot be generalized to the Carlsbad population within a known margin of error.

That’s why the input in this report should be considered with a similar weight as other qualitative forms of feedback that have always been part of the city’s decision-making process, such as comments made at City Council meeting or emails sent to the city expressing an opinion.

Public input received included: (included in the appendix)

- Survey responses
- Open ended comments about perceived opportunities and concerns related to each site
- Letter from a former Carlsbad Planning Commissioner
- Letter from the County of San Diego Department of Public Works, Airports Division

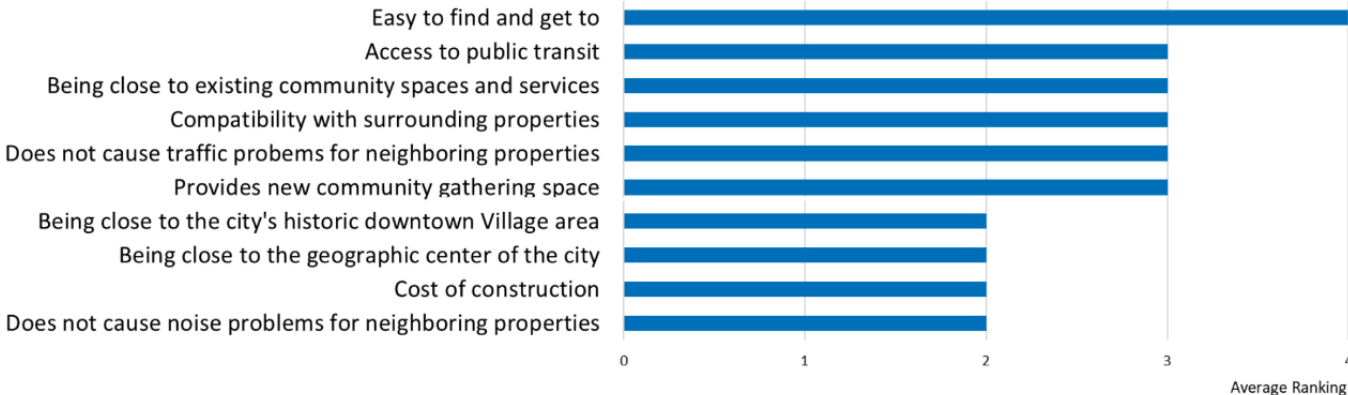
## Survey results

What is a word or phrase that describes what you would want in a new city hall and civic center?



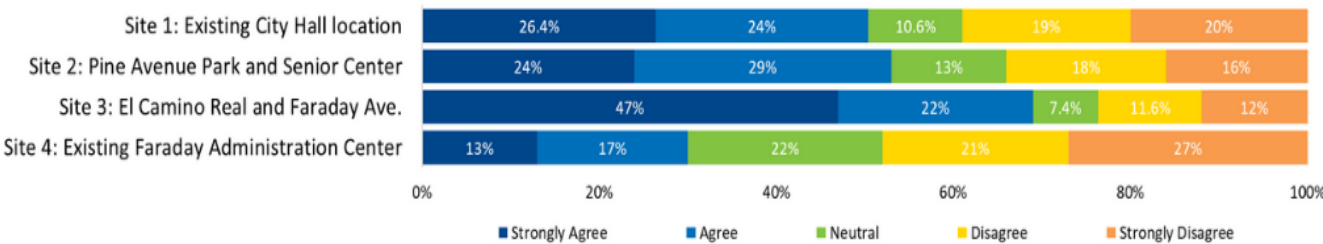
## What’s the most important when considering the location for a new city hall and civic center?

The largest number of respondents chose “Easy to find and get to” as their most important aspect.



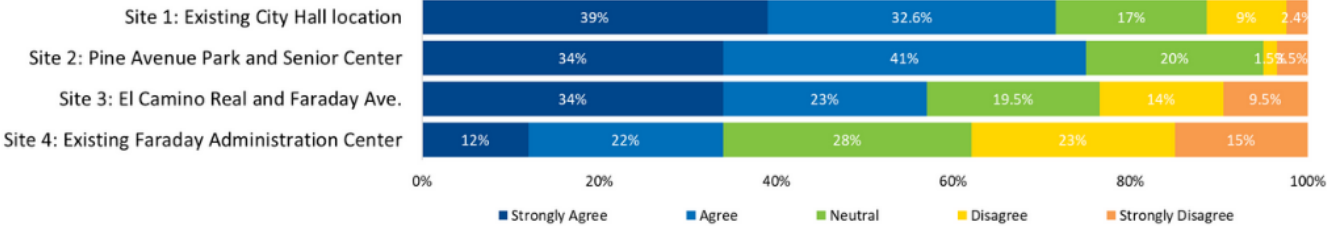
## This location is a good site for new community spaces such as a performing arts theater, multi-use amphitheater or outdoor plaza.

Site 3: El Camino Real and Faraday Ave, ranked the highest for being a good site for new community spaces.



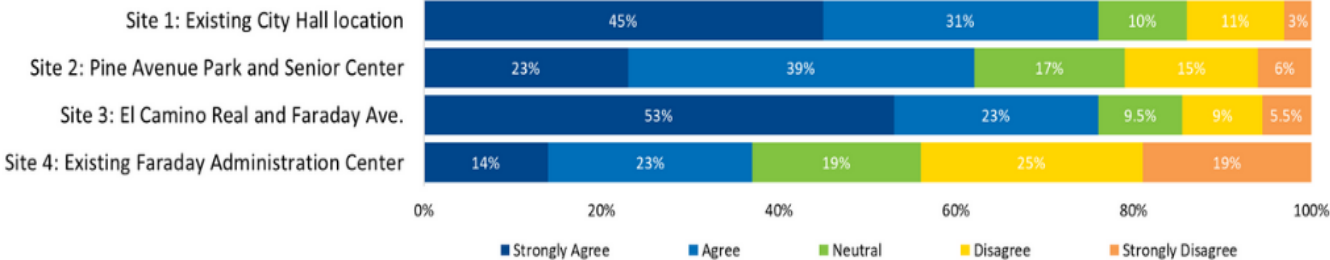
This location is close to existing community spaces and services.

Site 2: Pine Avenue Park and Senior Center, ranked the highest for being close to existing community spaces and services.



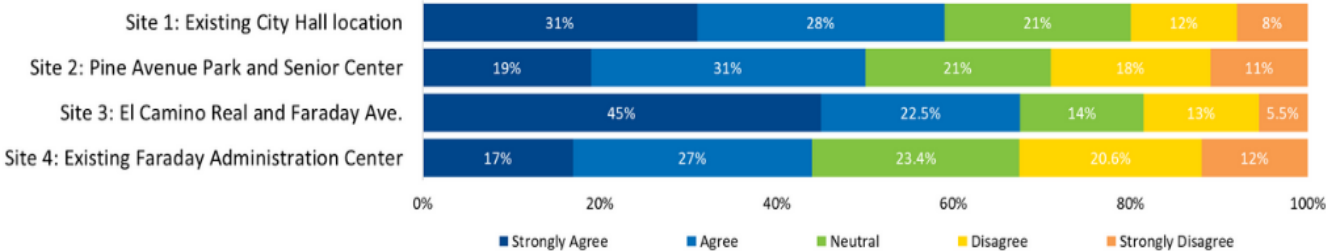
This location is easy to find and get to.

Site 1: Existing City Hall and Site 3: El Camino Real and Faraday Ave, ranked the highest for being easy to find and get to.



This location is compatible with the surrounding area

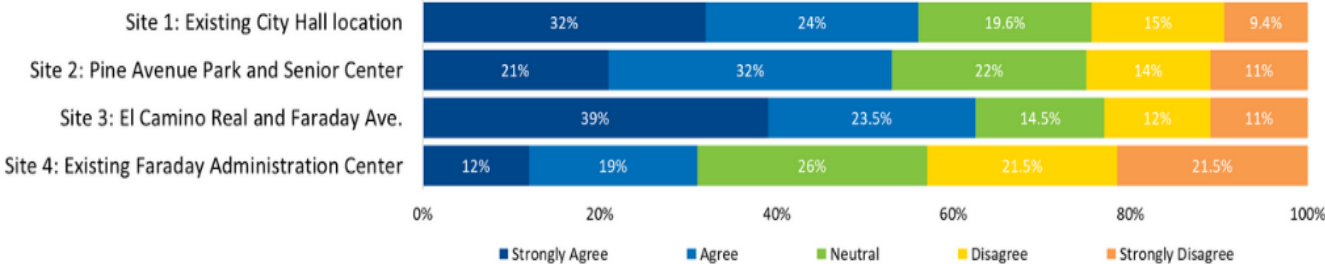
Site 3: El Camino Real and Faraday Ave, ranked the highest for being compatible with the surrounding area.



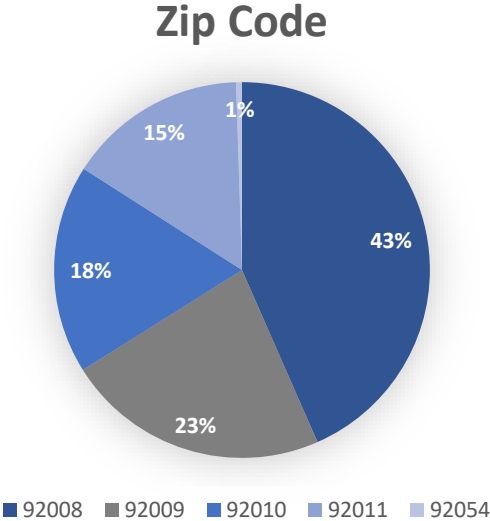


## I would enjoy visiting this location

Site 3: El Camino Real and Faraday Ave, ranked the highest for being enjoyable to visit.



## What Zip Code do you live in?



## Themes

### Site 1: Existing City Hall site

#### Opportunities:

- Within walking distance to downtown Carlsbad, other entertainment
- Accessible from convenient transportation options, right off the freeway
- Large site to accommodate civic uses
- Area well-known, convenient
- City owns the land

#### Concerns

- Being close to the freeway could impact outdoor performances and activities
- How parking would fit
- Increased traffic congestion
- Not centrally located to all of Carlsbad residents
- Removing Smerdu community garden

### Site 2: Existing City Hall site

#### Opportunities:

- Walkable and close to other city services and recreation
- Parking could be used by the Village and Barrio purposes when City Hall is closed
- Close to transit

#### Concerns:

- Could increase traffic congestion, parking issues in the Village
- No room to add new community spaces
- Not centrally located or convenient
- Being close to the freeway could impact outdoor performances and activities
- Amphitheater would impact local residents
- Safety
- Moving the library after it's been recently remodeled

### Site 3: Faraday Avenue and El Camino Real

#### Opportunities:

- Potential to expand, largest site
- Centrally located
- Easy access near main traffic roads
- Not near residential, less sound and traffic impacts
- Close to Police and Fire headquarters, Safety Center
- City owns the land

#### Concerns:

- Limited public transit
- Not walkable from anywhere
- No other synergistic, compatible uses for community spaces, social gathering
- Already traffic congested area

### Site 4: Existing Faraday Administration Center

#### Opportunities:

- Central location
- Does not impact residential areas

#### Concerns:

- No sense of civic use
- No space to grow without buying adjacent land
- Difficult to find
- Limited public transit
- Difficult to access
- Does not own entire property

## Descriptions of each site

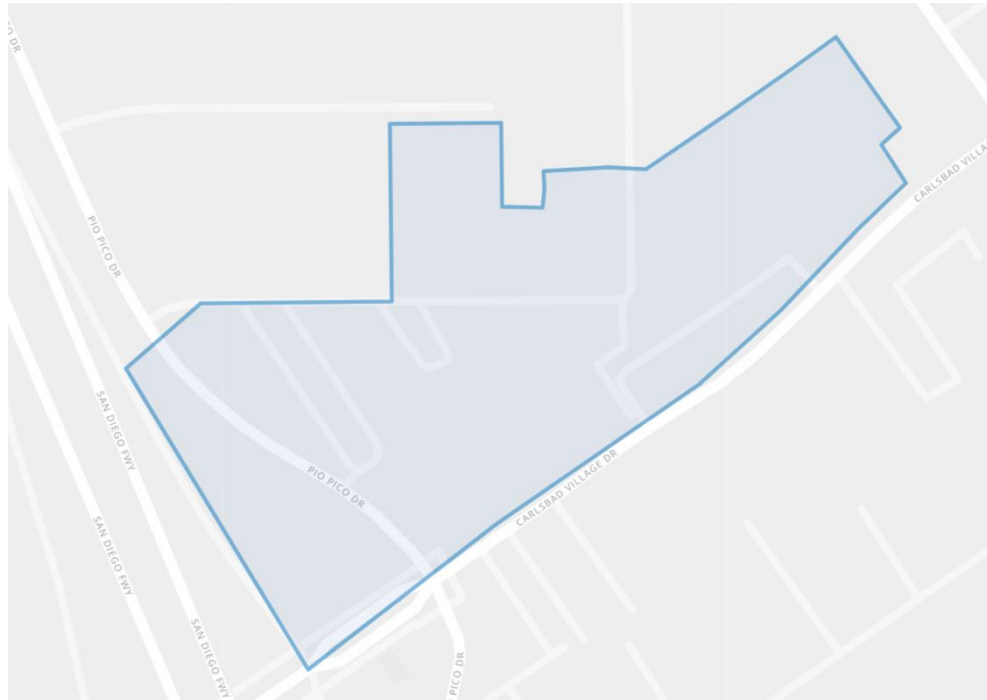
### Location 1 – Existing City Hall Site

The facility has the following features:

- 11 acres
- Includes a new, larger Georgina Cole Library
- 4-6 acres for new community uses

Nearby existing community spaces and services include:

- Carlsbad Village and Barrio
- Monroe Street Pool
- Pine Avenue Community Center, Park and Senior Center
- Harding Community Center
- Fire Station 1
- Library Learning Center
- Holiday Park



## Location 2 - Pine Avenue Park and Senior Center

The facility has the following features:

- 12 acres
- Could accommodate a relocated and larger Cole Library
- 0 acres for new uses, but existing community center, senior center, gardens, park and fields would remain

Nearby existing community spaces include:

- Senior Center
- Community Center
- Pine Ave Park
- Carlsbad Village and Barrio
- Community garden and ornamental garden area
- Chase Field
- Harding Community Center
- Fire Station 1
- Library Learning Center
- Holiday Park



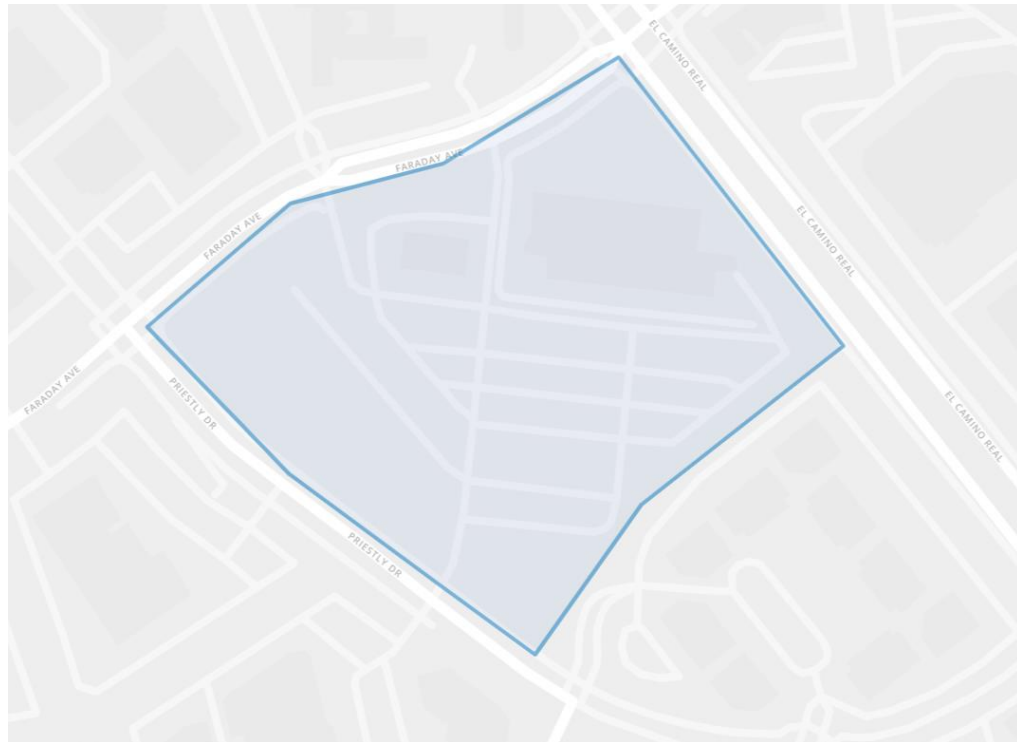
### Location 3 – El Camino Real and Faraday Avenue

This site features:

- 13.5 acres
- 5-6 acres for new community uses

Nearby existing community spaces and services include:

- Police and Fire headquarters
- Emergency Operations Center
- Safety Training Center
- Fire Station 5
- Carlsbad Skate Park
- Carlsbad Municipal Water District
- The Crossings at Carlsbad golf course
- Alga Norte Park and Aquatic Center
- Dove Library, Ruby G. Shulman Auditorium, and the William D. Cannon Art Gallery
- City parks



## Location 4- Existing Faraday Administration Center

This site features:

- 8 acres
- 0 acres for new community uses
- City does not own entire property

Nearby existing community spaces and services include:

- Police and Fire headquarters
- Emergency Operations Center
- Safety Training Center
- Fire Station 5
- Carlsbad Skate Park
- Carlsbad Municipal Water District
- The Crossings at Carlsbad golf course
- Alga Norte Park and Aquatic Center
- Dove Library, Ruby G. Shulman Auditorium, and the William D. Cannon Art Gallery
- City parks



## Next Steps

This report will be presented to the Carlsbad City Council to assist in choosing a site for the new city hall and civic center.





# NEW CITY HALL & CIVIC CENTER LOCATION

APPENDIX

---



# City Hall & Civic Center Public Input Report

## Appendix Table of Contents

|  |    |
|--|----|
| Description and examples of public outreach efforts                                      | 19 |
| Online survey metrics summary  | 27 |
| Location 1 Survey summary  | 31 |
| Location 2 Survey summary  | 40 |
| Location 3 Survey summary  | 47 |
| Location 4 Survey summary  | 57 |
| Additional Comments  | 64 |
| Comments by letter   | 66 |
| Comment by letter - County of San Diego Department<br>of Public Works, Airports Division | 68 |

## Public outreach efforts

Phase two input was publicized through:

- Eblasts to the new city hall & civic center interest list, which includes survey takers who participated in the previous public counter and customer surveys
- Organic social media posts on Facebook, Twitter and Nextdoor
- Targeted Facebook posts to Carlsbad residents between Nov. 24 – Dec. 10.
- Carlsbad webpages including the home page and public input page
- City Manager Update eblast
- Communication and eblasts to members of the Carlsbad Chamber of Commerce and Carlsbad Village Association
- Village and Barrio newsletter/eblast regarding specific neighborhood construction projects

Eblast:

[View this email in your web browser](#)



What's the best location for Carlsbad's new city hall and community gathering spaces?

**City of Carlsbad**

**Where should the new city hall and community gathering space be located?**

The City of Carlsbad currently operates out of more than a dozen locations, some of which are approaching the end of their useful life. And right now, even though most city work is happening remotely due to the COVID-19 pandemic, city employees will eventually return to their offices to serve the public in person.

Having everyone in one location will make doing city business more efficient for both workers and the community.

That's why the city is continuing to [plan a new consolidated city hall](#) where the main administrative functions of the city could operate out of one location and also provide better meeting spaces including a larger City Council chamber and shared indoor and/or outdoor community spaces.

## Why a New City Hall?



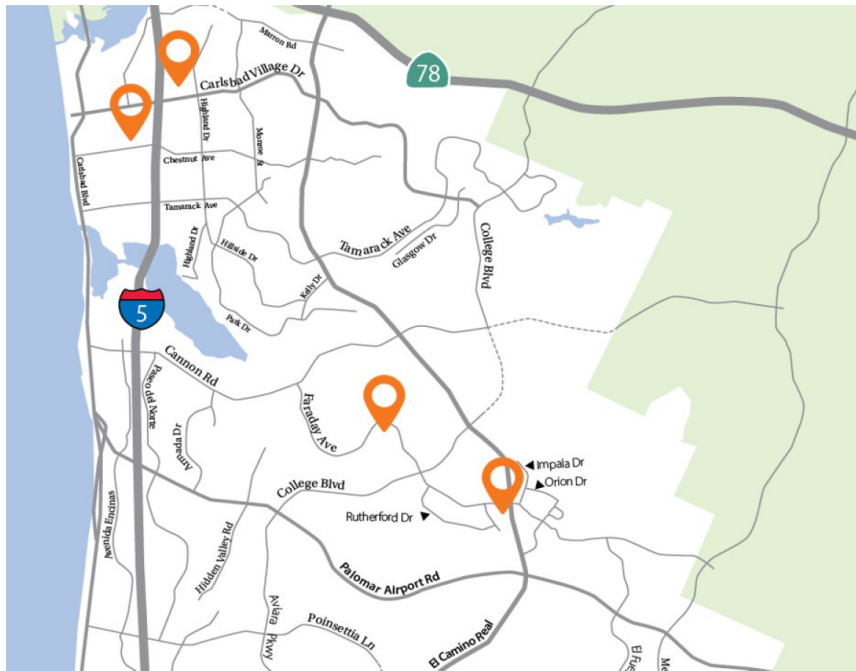
### Public Input

During the first phase of public input, community members told the city what kinds of community uses they'd like to see in a new city hall and civic center. Now, during this [next phase of public input](#), we'd like your thoughts on four city-owned locations that could be used for the new city hall and civic center.

- Existing city hall location off Carlsbad Village Drive
- Senior Center/Pine Avenue Community Park in the Village/Barrio
- Property at the corner of El Camino Real and Faraday Avenue
- Existing Faraday Administration Center west of El Camino Real

Visit the [city's mapping tool](#) to take the short surveys, give us your input on opportunities and questions you have for each site and read the FAQ.

Public input will be open through Dec. 13.



### Project Funding

The city knew it would eventually need a new city hall and has money set aside already. This money comes from developer fees and can only be used for civic projects like a new city hall.

### Next Steps

Staff will present public input gathered from the surveys and mapping tool to the City Council in early 2021 and seek direction, which could include choosing a site or narrowing the options and seeking more analysis or input.

### More Information

- [Project webpage](#) including documents and studies
- Project manager Curtis Jackson, [curtis.jackson@carlsbadca.gov](mailto:curtis.jackson@carlsbadca.gov), 760-434-2836
- Public input tool questions, [communications@carlsbadca.gov](mailto:communications@carlsbadca.gov), 760-434-2841

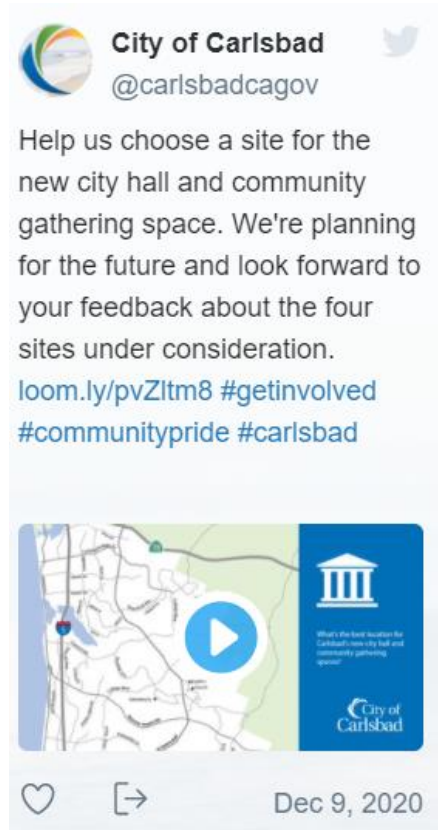
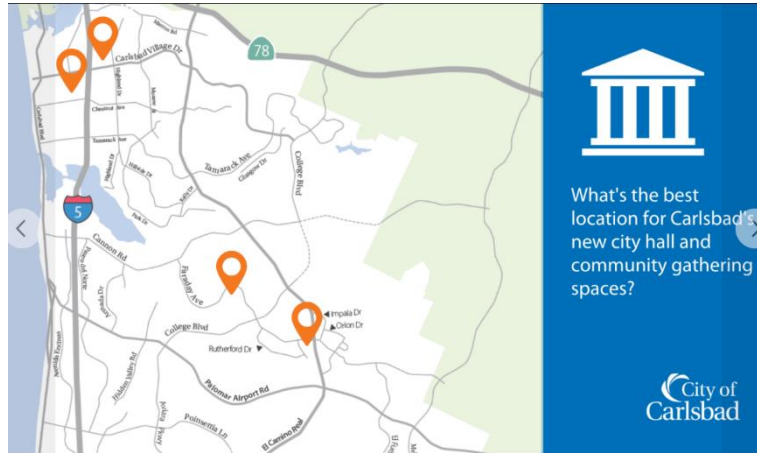
Interested in what other public input opportunities there are in the City of Carlsbad? Visit our [public input page](#) to learn more.

City of Carlsbad | [Website](#)



## Facebook and Twitter input

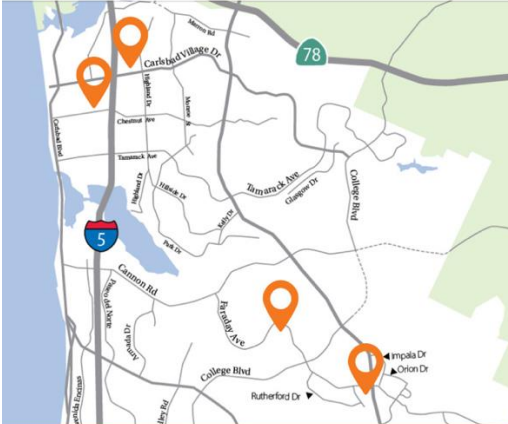
Invitations to participate in the survey were posted on a regular basis through the official City of Carlsbad Facebook and Twitter accounts.



A number of survey related comments were posted in response to the Facebook targeted posts for the online survey. Below are the verbatim comments.

**City of Carlsbad - Official**  
 Published by Barbara Solorzano · November 24 at 12:36 PM

Carlsbad would like your feedback! Click the link to use our interactive map and let us know where you think the new city hall and community gathering spaces should be.




**Use our public input tool to give your opinion.**

CARLSBAD.MYSOCIALPINPOINT.COM  
**Social Pinpoint - New City Hall & Civic Center**  
 A Place to engage your Community

Learn More

- 27 34 Comments 2 Shares
- Like Comment Share
- Oldest
- Princess Rosebud**  
 I'm not taking the survey but there are way better uses of city/taxpayer money than a new city hall and civic center.  
 Like · Reply · Message · 2w · 11
  - Alexandra Doyle Bauer**  
**Princess Rosebud** YES, Carlsbad has much bigger issues they need to tackle like the homelessness and unsolved murder of a local woman hiking at Hosp. Who cares what our city hall looks like if we can't take care of our community and make it safe for all... [See More](#)  
 Like · Reply · Message · 1w
  - Princess Rosebud**  
**Alexandra Doyle Bauer** I agree we have much more important issues, but the police are doing all they can to find the person who murdered Lisa. They do a great job. The homeless task force also does all they can within the constraints of the legal system... [See More](#)  
 Like · Reply · Message · 1w · 1
  - Alexandra Doyle Bauer**  
**Princess Rosebud** Not attacking the police at all, just saying we can spend money on more important things than sprucing up the city hall etc. The Libraries went through extensive and expensive renovation recently and we have the other structures in pla... [See More](#)  
 Like · Reply · Message · 1w
  - Princess Rosebud**  
 All i can say is that writing letters, organizing, speaking up at council meetings is the way to effect change. Actions rather than simply complaining on social media. This comment is for anyone, not personal.  
 Like · Reply · Message · 1w

- 
- Like · Reply · Message · 2w · 6  
 1 Reply
- Ken Hughes**  
 Where ever Matt Hall is not !  
 Like · Reply · Message · 2w · 1  
 1 Reply
  - Top Fan**  
**Michael Jordan**  
 Scott Chadwick's back yard.  
 Like · Reply · Message · 2w
  - Larry White**  
 Off Faraday!  
 Like · Reply · Message · 2w
  - C Sue Edwards Huff**  
 It's important to consider the businesses around the proposed site. In the Village, for example, many stores/restaurants would gain.  
 Like · Reply · Message · 2w
  - Priciliano Drobe**  
 Urgently city must find for its residents low-income housing with no rules or policies to live safely before they become homeless. Do it now. Many are having seriously paying for their homes and losing them.  
 Like · Reply · Message · 1w · 1  
 3 Replies
  - Elana Colby**  
 Crashes on Firefox.  
 Like · Reply · Message · 1w
  - Dan Hoffman**  
 Which is the cheapest. [1](#)  
 Like · Reply · Message · 1w
  - Karm Zwanziger**  
 Holy pickleball! Based on the entries for this map... is the goal of Carlsbad to become the pickleball capital of the world?  
 Like · Reply · Message · 1w · 6
  - Frankie Cook**  
 Same place.  
 Like · Reply · Message · 1w
  - Alexandra Doyle Bauer**  
 Move it to Faraday, don't touch Cole Library. It already had large renovations (I'd say improvements but I miss the atrium) and that space won't hold a much bigger building if we want to keep with the Carlsbad small town feel. Which we DO!!! Faraday can handle the traffic and larger buildings.  
 Like · Reply · Message · 1w



- ... reply message ...
- 

**Tom Brammell**  
I thought we already bought the insurance building at ECR and Farady once already for the City Hall....so now we're going to blow off that purchase?  
Like · Reply · Message · 1w
  - 

**Linda Long**  
Here's a thought, stop building govt buildings! Added to the fact, due to the new world of work from home, and offsite, there will soon be numerous business parks begging for tenants, offering low leases. Stop wasting our money!  
Like · Reply · Message · 1w 8
  - 

**Brian Kin**  
Backhoe and bulldozer were working on the empty lot above Ponto beach today. No more path thru there, what are they doing there already??  
Like · Reply · Message · 1w  
↳ 2 Replies
  - 

**Mike McDonald**  
waste of money...no justification...  
Like · Reply · Message · 6d 2
  - 

**Lk Abeyta**  
Keep City Hall where it is and lease extra space if you NEED it. I'd rather have a reduction in taxes.  
Like · Reply · Message · 5d 4
  - 

**Noah Baldwin**  
Definitely near the village!.....  
Like · Reply · Message · 5d
  - 

**Jacqueline Schneider**  
noooo....No where Near The Villiage..Put it on Faraday!!  
Like · Reply · Message · 5d
  - 

**Laura Palfrey Murphy**  
Can't they just work remotely?  
Like · Reply · Message · 3d 1
  - 

**Mike MacKenzie**  
Why is there a dotted line connecting the two sides of Cannon road? Are they planning to cut a new road through the middle of the ecological reserve?  
Like · Reply · Message · 2d
  - 

**Kevin M Cotton**  
What for? Zoom meeting and NO buildings...  
Like · Reply · Message · 7h
  - 

**Ken Pace**  
I vote Faraday Ave next to the present city building  
Like · Reply · Message · 3h
  - 

Comment as City of Carlsbad - Official 😊 📷 🗨️ 📧



## NextDoor post



City of Carlsbad

Kristina Ray • 19 Nov




**Location for new city hall.** While we are working remotely and still in the midst of the COVID-19 pandemic, many city projects and community feedback opportunities are still moving forward.

With many of our buildings reaching the end of their useful lives, and city operations spread throughout Carlsbad, the city is continuing to plan a new consolidated city hall. This would include main administrative functions of the city in one location that also provides better meeting spaces, a larger City Council chamber and shared indoor and/or outdoor community spaces.

For this next phase of public input, we'd like your thoughts on four city-owned locations that could accommodate this type of use. Will you take a few minutes to explore the sites and let us know what you think?  
<https://carlsbad.mysocialpinpoint.com/newcityhall/map#/>

We are using this interactive public input tool for the first time. If you have any questions about it or want to give input another way, we're happy to hear from you at [communications@carlsbadca.gov](mailto:communications@carlsbadca.gov).


P.S. In case you are wondering about funding for a new city hall, the city has put away money over the years knowing needs would change as the city grows. The money comes from developer fees and can only be used for civic spaces like this.

- 

**Marylou P.** • Rancho La Costa Central

Carlsbad has nine ZIP Codes and I feel the Faraday location area is central to everyone -downtown Carlsbad is really far to go to when you live in the Lacosta area and I think we need to bring some things to a more central location for the benefit of all those that live in Carlsbad


6 days ago   [Like](#)   [Reply](#)

▼
- 

**Jean L.** • La Costa Oaks

Carlsbad has 4 zip codes


6 days ago   [Like](#)   [Reply](#)

▼
- 

**Marylou P.** • Rancho La Costa Central

**Jean LaVake** I believe you're wrong but Google it

6 days ago   [Like](#)   [Reply](#)

▼
- 


**John S.** • Calavera Hills

Looks like four standard zip codes and two more for P.O. Boxes.

6 days ago   [Like](#)   [Reply](#)

▼

### Carlsbad Business Chamber Eblast



# THE INFORMER

---


Member Sponsor

**BOTANIC WONDERLAND**

PRESENTED BY Bitchin' Sauce

Holiday Nights in the Garden!

Select Dates [SDBGarden.org](http://SDBGarden.org)



**Come enjoy BOTANIC WONDERLAND:**

**Holiday Nights – Presented by Bitchin' Sauce – at San Diego Botanic Garden in Encinitas! Make your reservations today!**


<https://www.sdbgarden.org/botanicwonderland.htm>

---

**New City Hall & Civic Center**

The City of Carlsbad is looking for public input about four city-owned locations that could accommodate a new city hall and new community gathering spaces.

[Learn & Provide your input here](#)



## Online Survey

|       |   |
|-------|---|
| 3,383 | Total visits to online survey and mapping tool              |
| 1,405 | Unique people who viewed the online survey and mapping tool |
| 3:28  | Average Time (min) spent on the online tool                 |
| 991   | Survey responses on the site                                |
| 663   | Unique people who provided input                            |
| 221   | Comments  |

The survey began with an open-ended question asking participants to answer the following:

**What is a word or phrase that describes what you would want in a new city hall and civic center?**

*130 people answered this question (answers are verbatim):*

#3-Central location/room for amphitheater

7327 Bolero, Carlsbad, CA 92009

Access for all

Accessibility

Accessibility

accessible

Accessible

A center of pride for Carlsbad that is not just administration but a celebration of heritage, art and culture.

A central location for services and gatherings for all of Carlsbad.

A destination for civics, entertainment, and culture

A gathering place

All city services in one location.

A lot of space for residents to easily use the center.

A place to be proud to call our town center

Approachability

As many transactions and communication can be done online, please downsize the buildings taking that in consideration. We don't need a pretentious "City Hall". Just make it secure and efficient and green. Keep in mind that there are few options for reducing homeless people sleeping in public areas so reduce the availability of these areas surrounding the building.

Attractive

beautiful

Better ADA compliznce

big space with central location

Bring community together

Business and community

New City Hall & Civic Center

Public Input Report

Carlsbad  
CARLSBAD  
Carlsbad Center  
CARLSBAD COMMONS  
central, convenient, sustainable  
centralized location for all departments  
centralized location for services, community, council functions  
central location  
Central location  
Centrally accessible to all citizens  
Centrally located  
centrally located hub of city activity  
Centrally located to all residences and businesses  
Classy  
Close to village center  
community  
Community  
Community and home town feel  
community center for events, art and culture performances  
community gathering center  
Community gathering space  
Community hub  
community pride  
community pride & connection  
Comprehensive  
Connected  
Connectedness  
Consolidation  
Convenience  
Convenient  
Convenient  
Convenient, Accessible and Iconic  
Cool architecture  
Cost and environmental impact  
Diversity of events.  
Do not move the City Hall!  
Do not touch Smerdu gardens!!! We don't need new buildings!  
Do not want it.  
don't need a new one  
downtown revitalization  
ease of access  
Easily accessible  
Easily accessible.  
Easy to access  
Easy to get to and aesthetically appealing  
New City Hall & Civic Center  
Public Input Report

Economically conservative  
efficient  
Efficient.  
Eventful  
Excellent Architecture  
Faraday is the most practical option  
flag ship facility for workers and community  
Focus because City Hall should be in a physical & intellectual position to focus on  
what is best for Carlsbad.  
functional  
Functional  
Functionally streamlined for maximum efficiency  
Good use of tax dollars  
Inclusion  
Inclusive  
innovative  
in or near southern Carlsbad 92009  
In the city center!  
In the village  
Jewel and community friendly  
Large enough for community  
Larger facility with more parking.  
Local access  
Location  
make a great City Hall / Civic Center we are proud of  
Modern.  
Modern inviting  
Multiple locations for easy access to all citizens. Bigger is not better.  
Multi-Purpose Use...a place by the city...for the city.  
Not in the Village  
One-stop  
One stop shop  
open public space.  
Performance hall  
Plenty of parking for everyone  
Practicality  
pride  
Provide a city civic center in the village  
Proximity to downtown/historic Carlsbad  
Proximity to the City's historic heart!  
Recognizes the heritage of Carlsbad  
Room and accessibility  
Safe and accessible  
same architecture feel as historic buildings in Village  
sense of community  
New City Hall & Civic Center  
Public Input Report

State of the art technology  
sustainable  
Sustainable  
Synergy with its surrounding area  
The Heart of Olde Carlsbad  
The heart of the city  
Think big  
Timeless architecture and plentiful outdoor gathering space with thoughtful design to promote a sense of place  
To Preserve and Celebrate the History of Carlsbad  
unobtrusive  
User friendly  
Village location  
Vista  
Vitality  
Welcome feeling  
Welcoming  
Welcoming, inviting  
Welcoming space that unites and serves the people  
Why do we need new buildings??

Q3. What zip code do you live in? (Only received 8 answers at this point of survey)

92008, 92009, 92010, 92011, 92057, 92081, 92104, 92106

After answering the questions above, respondents were invited to answer the same set of questions for each of the four sites in a multiple-choice format. These questions also offered the opportunity for participants to provide open ended comments about all four individual locations under two categories: Questions and Comments (yellow rows), and Opportunities and Ideas (green rows).

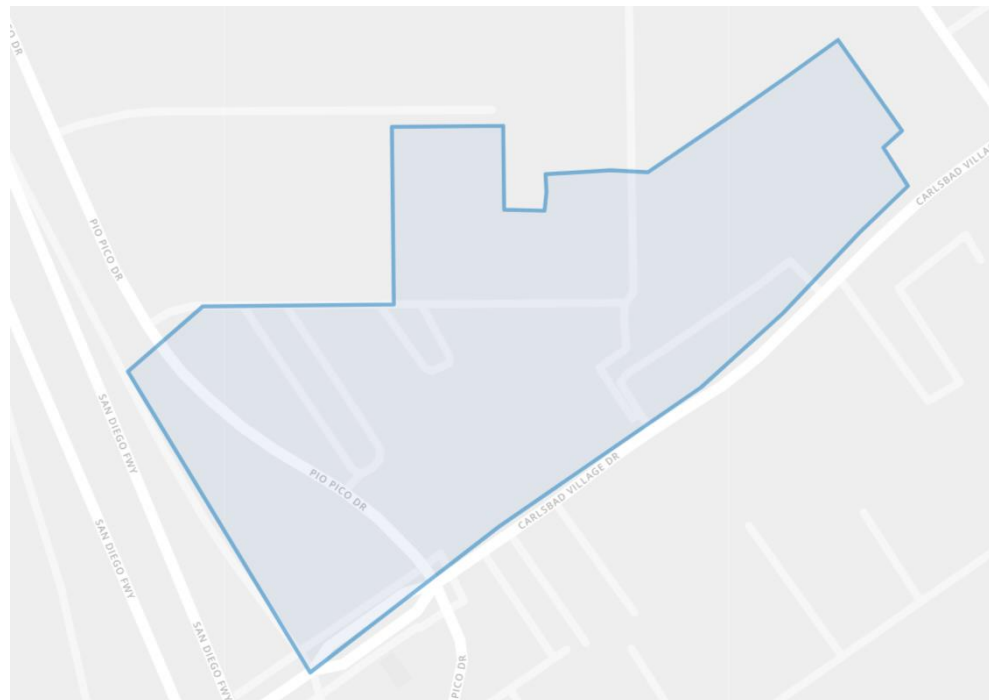
### Location 1 – Existing City Hall Site

This site features:

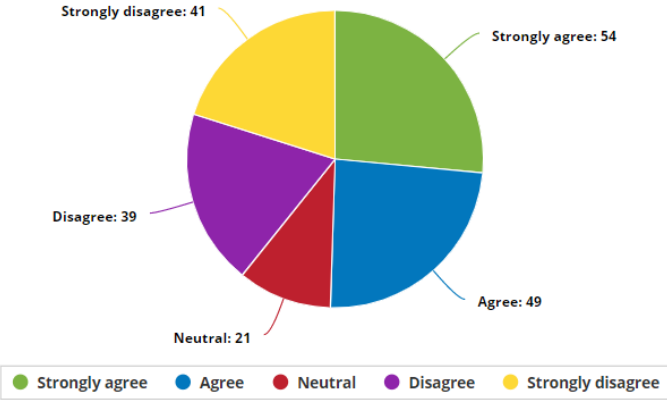
- 11 acres
- Includes a new, larger Georgina Cole Library
- 4-6 acres for new community uses

Nearby existing community spaces and services include:

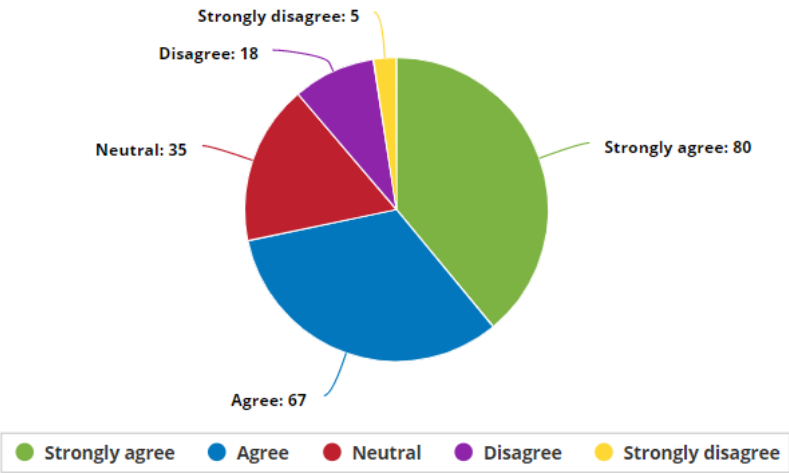
- Carlsbad Village and Barrio
- Monroe Street Pool
- Pine Avenue Community Center, Park and Senior Center
- Harding Community Center
- Fire Station 1
- Library Learning Center
- Holiday Park



**Q1 - This location is a good site for new community spaces such as a performing arts theater, multi-use amphitheater or outdoor plaza.**

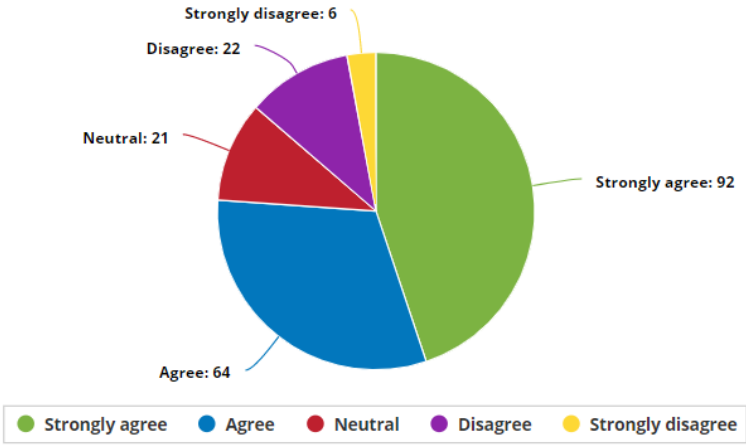


**Q2 - This location is close to existing community spaces and services.**

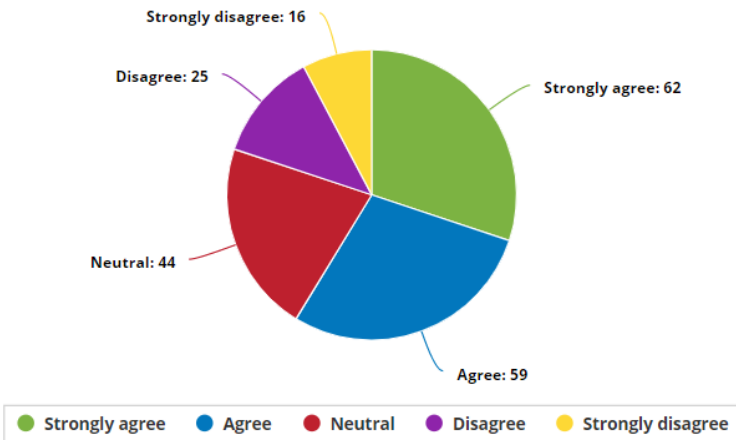




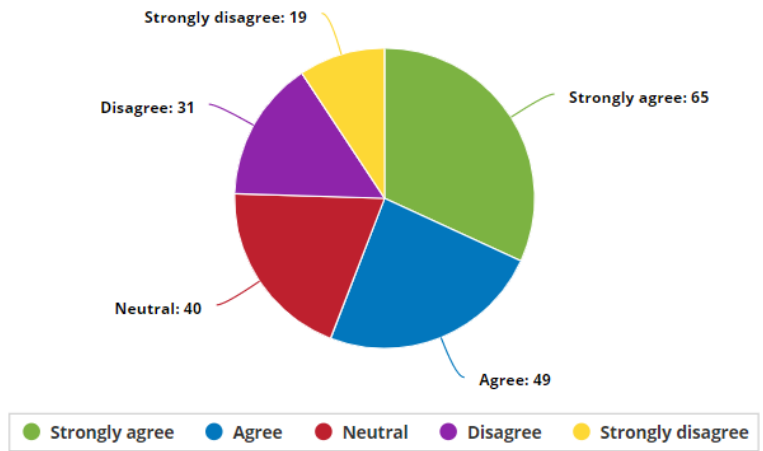
**Q3 - This location is easy to find and get to.**



**Q4 - This location is compatible with the surrounding area.**



**Q5 - I would enjoy visiting this location.**



**Location 1 – Existing City Hall Site**

**Green: Opportunities and ideas      Yellow: Questions and concerns**

| LOCATION 1 | COMMENT  |
|------------|--|
| Location 1 | This site is nice since existing City services are on the site. While it is close to The Village, I-5 is a visual and psychological barrier that makes it feel separate, and I think that'll reduce the neighborhood foot traffic arriving at the site.  |
| Location 1 | Perfect place for a multi-use amphitheater and performing arts theater!  |
| Location 1 | Keep the city hall here, it is wasteful to move.   |
| Location 1 | Utilize more virtual communication and keep City Hall here as is. Showcase the community garden and augment with parklike walkways nearby.<br>Might justify creating access to the Village/Barrio bypassing hazardous crossing of I-5.<br>Arts structure might work well here attracting evening visitors not increasing daytime traffic.  |
| Location 1 | Keep the community garden and library. Add housing here, so we can get more people in the Village in the evening on a regular basis. City Hall and a Civic Center will not add that vitality 7/24/365. Lots of examples of this, ie San Diego City Hall and the Civic Center were downtown in 1980's, but it did not help revitalization, that only happened when residential was built. This is close to the Village, but yet won't destroy it. Also include Underpass at Grand and a bike blvd to coast. |

| LOCATION 1 | COMMENT  |
|------------|--|
| Location 1 | The site is large enough (with underground/under building parking) to accommodate other civic uses, in addition to city hall and Cole Library.   |
| Location 1 | I like that this is the historical location and that it is relatively close to the Village.  |
| Location 1 | This would be a great space for a performing arts center in addition to the new city hall. The location is within walking distance to downtown Carlsbad and convenient transportation.   |
| Location 1 | I think this is the second best location after Faraday and El Camino Real. This is the second largest site allowing room to consolidate multiple city services. It is highly accessible from the freeway and just up the street from the Village. Adjacent to existing city buildings is a bonus.  |
| Location 1 | <p>I think this is a great location. However, my assumption is that the library, community garden and sculpture garden would remain, even if they had to be relocated within the area.</p> <p>Parking spaces are an issue because no one likes multi-story parking structures. Perhaps parking could be at the ground floor, or underground for each structure built?</p> <p>This area is already well-known and easy to get to now.</p>                       |
| Location 1 | Good access to the Village, quite walkable.  |
| Location 1 | City City spent a lot of money recently upgrading the the current City Hall, which seems odd if it may not be ultimately located there. Will all the improvements the City just spent \$ on have to be torn-down if a new Civic Center is built there? If so, then the Civic Center should be located in the Center of the City location. If all the City's recent improvements will stay then it could make sense for the new civic center to be added there. |
| Location 1 | I like the idea of keeping city hall where it has historically been located. Adding a larger, better library is a plus, plus having 6 acres to add a community space sounds like a great idea. It's near high traffic, high-density population areas, right off the freeway, so it would not add to street traffic as much as option 2.  |
| Location 1 | I like this location as it is away from the most crowded area in the city but easily accessible. I'd like this space to be a place where outdoor activities and music take center stage. Having free, downtown parking site for busy summer months would be a real asset. It would not change the feel of the area, as opposed to putting city hall at the senior center.  |
| Location 1 | Relocate and expand Cole Library to the Pine Ave parcel such that it has the same scale and parking as Dove. This will allow for increase administrative usage of the existing City Hall parcel and allow us to keep city hall in it's historic location.  |

| LOCATION 1 | COMMENT  |
|------------|--|
| Location 1 | This historic location offers the ability for residents to interact with the community in close proximity to the historic downtown including entertainment and transportation. It also allows staff the ability to avail themselves of (and support) Village businesses, such as restaurants, shopping, etc. As the Village matures, this site will become an increasingly central location to downtown. There are many reasons most cities in the U.S. have their City Hall in/near their downtown. |
| Location 1 | I like that it is close to freeway, rail and bus access, that the city owns the land and there is plenty of space, and that it is next to the historic center of Carlsbad.   |
| Location 1 | There is talk of making an 5 Underpass/ Over pass at the end of Grand Ave in to Pio Pico. If this site is used, this would be a good Opportunity to make Grand Ave. the walkable, accessible area for Civic functions, gathering, Celebrations. I am still trying how to fit all the EE's in this new building and have all the activities mentioned which I think would be great if it could be done safely. I believe Post Covid we CAN NOT have the density that we have grown so accustomed too. |
| Location 1 | In my opinion the current City Hall site makes the most sense.   |
| Location 1 | <ul style="list-style-type: none"> <li>Best site</li> <li>Ocean view</li> <li>Easy freeway access</li> <li>Existing library</li> <li>Historically city hall</li> <li>Village and restaurants walking distance</li> </ul>   |
| Location 1 | I feel we would best be served using the newly redone city hall and adjacent land. This is a central location.   |
| Location 1 | Revitalize the existing City Hall, in compliance with Carlsbad's community vision.   |
| Location 1 | I think that the current location is great. It's near the freeway, so it is fairly convenient for people in all parts of Carlsbad to get here. Additionally, in recent years we have already seen more resources put into South Carlsbad when compared to Northern Carlsbad. Keeping City Hall in this area and expanding it here is a good way to put resources back into this part of the community.   |
| Location 1 | If a pedestrian/bicycle tunnel could connect this site to Grand avenue, that would be really helpful to make this an extension of our mostly-walkable part of the village.   |
| Location 1 | We're not a "locals call it Elms Street" family, but we like the idea of getting to the historical location. It really re-introduces it to the heart of the city. We have many great shopping and community areas but this gets us back to where the town started. The train station, downtown, the barrio, the shops along State Street, Roosevelt, Jefferson etc. An above ground/below  |

| LOCATION 1 | COMMENT  |
|------------|--|
|            | ground parking structure with excess capacity would provide public parking for the marathon and other downtown events.   |
| Location 1 | Our new city hall should be near the center of Carlsbad so that all residents can have equal access to it. The current location feels like it only serves the northern part of our city.   |
| Location 1 | An amphitheater here is a bad idea. The sound from the freeway and from the fire station across the street will disrupt performances.  |
| Location 1 | Why isn't the Smerdu Community Garden listed as an asset/community service for this location?The garden is an important and historic community resource. It should be maintained.  |
| Location 1 | The new civic center with community spaces should be here where the old city hall is. Close to The Village, library, ocean, nearby parks and the existing century-old infrastructure in the Olde Carlsbad area.<br>The new city hall and the rest of the city government buildings should be at Farady where most of the new city buildings.   |
| Location 1 | Build over Carlsbad Village Drive and you can have event space or conference rooms with ocean views.   |
| Location 1 | I would like to see an underpass on Grand Ave that would lead to the current City Hall location should that one be selected. This access would do at least two important things: 1, it would allow everyone have safe access to City Hall rather than half to cross dangerous street from Freeway on ramps and Freeway exits. These two locations on Carlsbad Village Drive can keep me from the Library and City Hall business.<br>2. Have this underpass would make a good connection to the Village area, |
| Location 1 | We really don't need another performing arts center. Don't need to update the Cole Library either. Build a City Hall with some outdoor gathering. No residential in any City Hall plan. Seems like you have added items that are extras that we don't need. Put extra money into emergency fund or return to taxpayers.  |
| Location 1 | Putting new city hall complex here would eliminate the historic Smerdu garden where some folks have had plots over ten years.  |

| LOCATION 1 | COMMENT   |
|------------|---|
| Location 1 | Fitting all the possible uses people have come up with would be using a shoehorn to fit projects into an existing neighborhood. Not only would facilities need to be built, but adequate new parking to support this. This project deserves to have the space to expand and be what folks want it to be.  |
| Location 1 | Do not eliminate the Smerdu Community Garden. Seems like some existing buildings would be demolished. Not clear there is enough space in this location. I-5 obstructs pedestrian access from the Village. More activity would could mean traffic issues.  |
| Location 1 | The site is not located west of I-5 or directly in the Village. Access under/over I-5 is not adequate or safe.  |
| Location 1 | The highway noise would be detrimental to outdoor performances and I believe parking would be an issue.   |
| Location 1 | Since consolidation of City services is intended, this is not the most convenient location for most of Carlsbadians.  |
| Location 1 | Parking sucks. Traffic congestion would increase. Not in favor of this at all.  |
| Location 1 | This location is not centrally located in this city. Residents in the southern portion of Carlsbad do not find it convenient to attend events here.   |
| Location 1 | city hall and civic center: yes; amphiteater and outdoor plaza: NO. Use of this site will require creative design and perhaps too much is being expected of this site.  |
| Location 1 | It should be a place that inspires civic pride. This place is not even accessible by public transit. We need to do better.  |
| Location 1 | To put it simply, Transportation is an UNFUNDED MANDATE IN THE CITY OF CARLSBAD. Transportation to this site is poor.   |
| Location 1 | While I support using this site, I am puzzled where all the parking will be located given that It is mentioned that a consolidation of Staff is the Idea way to go. There still has to be satellite offices especially for Fire and Police and more.  |
| Location 1 | Develop this Original area carsbad Village Dr. With one Caveat: My Senior friends who walk have more than a difficult time WALKING TO THE CURRENT LOCATION. Problem: HAVING TO CROSS THE STREETS WHERE THE FREEWAY traffic ENTER AND Freeway CARS ENTER. I walk alot and this still is a scary crossing. Move the Library to Harding St. Location. This is my preference. Thank you |
| Location 1 | I like that the library is at this location but it is not very central and may not have the space the community desires.  |

| LOCATION 1 | COMMENT  |
|------------|--|
| Location 1 | This is a busy area and noisy. The freeway traffic backs up as does the surface street.  |
| Location 1 | Don't want to lose the community garden already there. What are the potential plans for that plot?   |
| Location 1 | As a homeowner who lives nearby, I have a lotparki of concerns with this location. The noise, lighting, parking, traffic, and potential for increased crime will significantly disrupt our quiet neighborhood.   |
| Location 1 | I like this site for centralness and visiblity from the freeway (free promotion for the city), but being so close to the 5 means hearing traffic noise, automatically making this a place I don't want to hang out.<br>Also, if all employees are working here, where do they park? I don't want to see a 3 story parking garage.  |
| Location 1 | This location could be used for something different - perhaps more cultural?   |
| Location 1 | NOT optimal. The historical Smerdu Garden is not listed as a feature of this prospective site yet, seems to be encircled within its prospective parameters. Would be shameful to do away with this cherished community feature. MORE community gardens. Noise levels from the 5 FWY make this an unfeasible location for outdoor productions/leisure. Foreseeable traffic/parking problems here. High rise PKG garage, unsightly here. Not central to all residents. PRESERVE Smerdu Garden. |
| Location 1 | I-5 and trains would impact outdoor performances/activities.   |

## Location 2 - Pine Avenue Park and Senior Center

The facility has the following features:

- 12 acres
- Could accommodate a relocated and larger Cole Library
- 0 acres for new uses, but existing community center, senior center, gardens, park and fields would remain

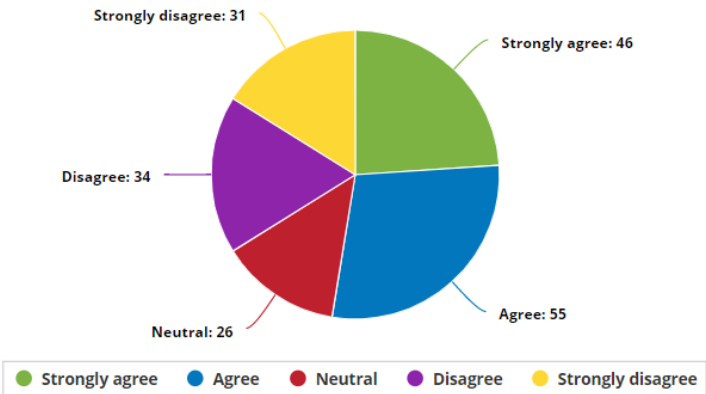
Nearby existing community spaces include:

- Senior Center
- Community Center
- Pine Ave Park
- Carlsbad Village and Barrio
- Community garden and ornamental garden area
- Chase Field
- Harding Community Center
- Fire Station 1
- Library Learning Center
- Holiday Park

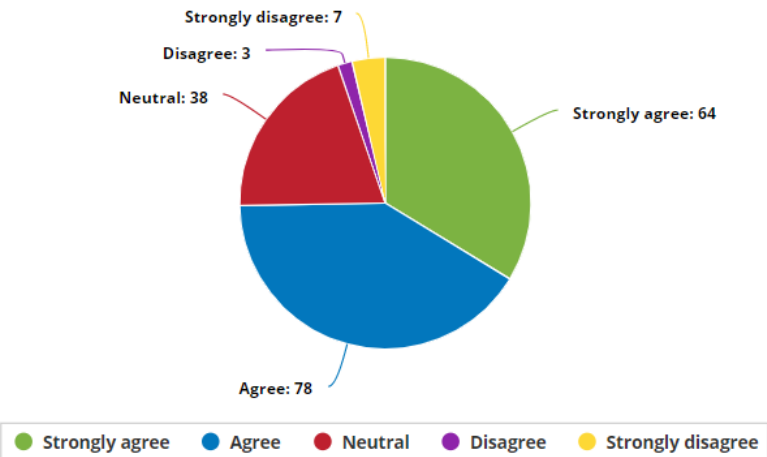




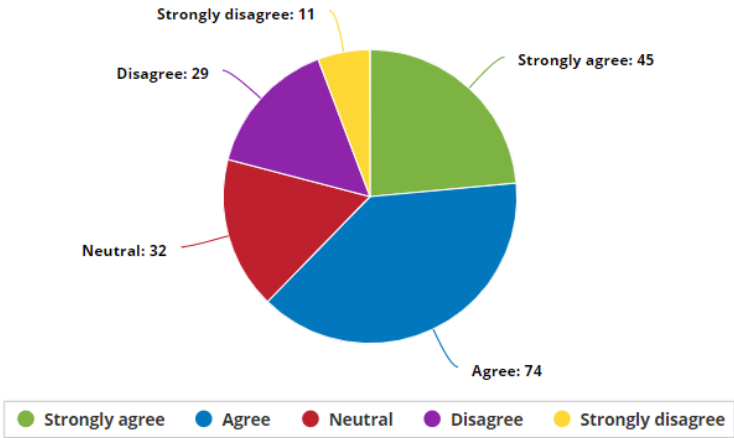
**Q1 - This location is a good site for new community spaces such as a performing arts theater, multi-use amphitheater or outdoor plaza.**



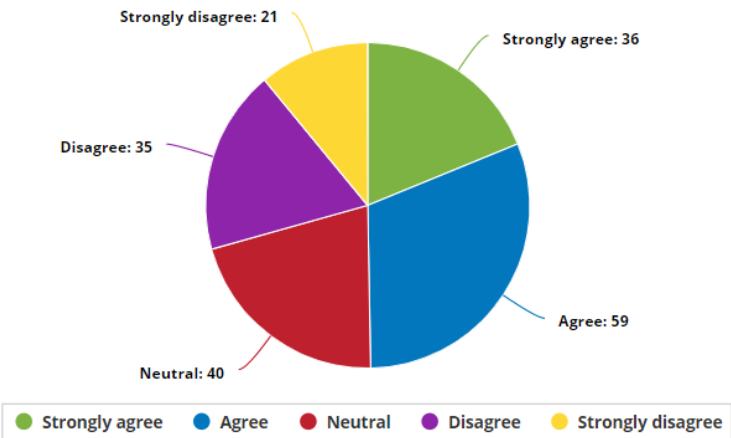
**Q2 - This location is close to existing community spaces and services.**



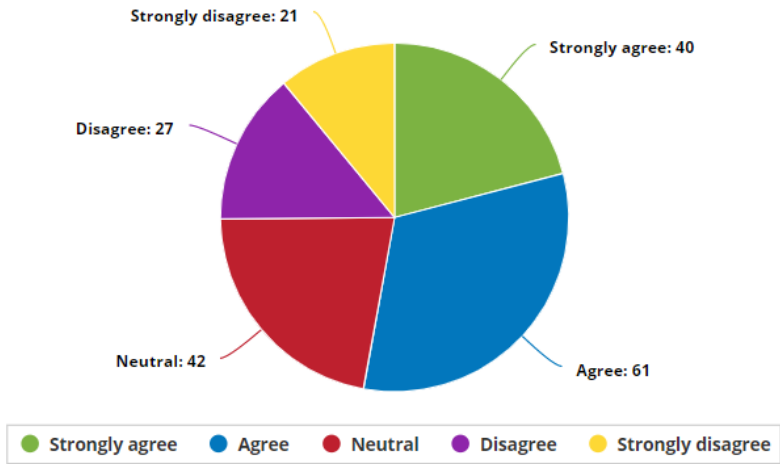
**Q3 - This location is easy to find and get to.**



**Q4 - This location is compatible with the surrounding area.**



**Q5 - I would enjoy visiting this location.**



**Location 2 - Pine Avenue Park and Senior Center**

**Green: Opportunities and ideas      Yellow: Questions and concerns**

| LOCATION 2 | COMMENT   |
|------------|---|
| Location 2 | Relocate the Library at this location and expand it's size. Enlarge the Computer section so that people have more time to use computers. It will be walkable and close to other services and recreation needs for all. Thank you!   |
| Location 2 | This site is only 2 blocks off Carlsbad Village Drive (Elm) and the heart of the Village is easily accessible by foot or bike. Jefferson Street could be turned into an amazing pedestrian corridor ending at the Civic Center complex. As you looked down Jefferson from CVD, the Civic Center would be a perfectly framed view. |
| Location 2 | Would require underground parking, but that parking could easily be used by the Village/Barrio during week nights and on the week ends when city hall would be closed. Also, for faire days and busy summer weekends - coupled with a shuttle service - the available parking would easily serve the busy Village days.           |
| Location 2 | Adding city hall to the Sr. Center, Community Center and Pine Park would "make" a civic center. Relocating a rebuilt Cole Library to this site would make it even more dynamic.   |
| Location 2 | The neighborhood could be enhanced by a gathering spot. It is reasonably close to the beach and restaurants that could benefit. Very walkable for the local community.  |

| LOCATION 2 | COMMENT   |
|------------|---|
| Location 2 | 1. Relocate the Library to the Harding Center for easy access.<br>2. Build a tunnel under the freeway at the end of Grand so that people can walk, drive, visit the new City Hall at its current location. Thank you  |
| Location 2 | Love moving the library and better access for both City Hall and the Library!   |
| Location 2 | This location would be great for both staff and visitors to be able to walk or take transit if they like. Being close to the senior center, park and downtown businesses is also a big plus.  |
| Location 2 | I believe this location best revitalizes the Village as a community focal point, as stated in Carlsbad's Community Vision.  |
| Location 2 | Like that this site is located in Carlsbad's 'urban center' and close to mass transit. Seems like the best opportunity to create an appropriately- located civic/government structure for Carlsbad, Hopefully with appropriate civic-minded architecture.   |
| Location 2 | WHY a larger library? Is library use tracked? Parking is not discussed, how is it handled?  |
| Location 2 | It seems silly to move the Cole library given how recently it was renovated. I also feel that this location may be too close to the heart of the village, which could cause traffic and parking issues.   |
| Location 2 | for me, this site is too close to existing City facilities. I would worry about parking, congestion and disruption for Barrio residents   |
| Location 2 | There is no room here to add anything without removing something that exists and/or pulling eminent domain on the neighborhood.<br>Both this site and the current city hall site are too far from at least half of Carlsbad residents.  |
| Location 2 | This area is too cold and damp at night when the fog rolls in to enjoy any outdoor activities at an amphitheater. Even just attending city council meetings means layering if it is anytime besides Indian Summer. The plus for this area is the abundance of restaurants but sadly we are losing many of those due to COVID. More needs to be done to support our small businesses during COVID. |
| Location 2 | The cost of underground parking would be high - but it would also serve the Village & Barrio and you would only need to pay for the parking once.   |
| Location 2 | I do not want the new city hall in the Village. Carlsbad is much more than the village and the very seat of city government should be and can be in a central part of Carlsbad.   |
| Location 2 | As is true with the current City Hall location, it is convenient for visitors coming from I-5 but not for most of our residents.  |
| Location 2 | I-5 sound would impact outdoor performances/activities.   |

| LOCATION 2 | COMMENT   |
|------------|---|
| Location 2 | This parcel is best suited to relocate the Cole library and retain the Senior Center.   |
| Location 2 | Is there adequate room without losing existing services?<br>Transit access not adequate.<br>Not sure neighborhood residents would welcome it.<br>Overall concern that residents don't have much daily use for City Hall. it would be more a nuisance to the neighborhood than an asset. Gathering space would be good but not City Hall           |
| Location 2 | I believe if the plan is to put an amphitheater in this location, it would impact the surrounding residents. The one minus to using this area for future civic center.  |
| Location 2 | I don't always feel safe in this area due to the large population of homeless drinking and using drugs  |
| Location 2 | This location doesn't seem very practical. Why would the city move the library when it was recently remodeled? Parking will be an issue here.   |
| Location 2 | Hard to imagine how all the new facilities will be added with 0 acres available. This site is newly renovated with gardens and community center. Will a new city hall here necessitate a 4 story building to replace the Senior Center?   |
| Location 2 | I would not want the New City Hall located at this site.<br>I am perplexed as to how all departments would fit into this venue.   |
| Location 2 | Pine Avenue site is a residential area too isolated from Carlsbad Village Drive.  |
| Location 2 | This site shares some of the same drawbacks with the present city hall site, NOT centrally located, may require unsightly high rise PKG, may displace present/new community garden. Is hard to see expand-ability being feasible here. Present residential properties may be very inconvenienced by centralizing all offices and activities here. |
| Location 2 | This is certainly the most "walkable" location for anyone who lives in the Village area (the most population dense area of Carlsbad). Walking from the Village area to the current City Hall location under the I-5 freeway bridge isn't as pleasant.   |
| Location 2 | I like the idea of the City Hall being in the Village at the Senior Center. My question is will there still be a Senior Center at Pine Park?  |
| Location 2 | Where would all of the city offices/employees go if all of the existing services (senior center, community center, gardens) remain here plus the Cole library moves and expands to this new location?   |
| Location 2 | This would make our beautiful open green space in the heart of the barrio way too congested. Please do not do this!   |

| LOCATION 2 | COMMENT   |
|------------|---|
| Location 2 | Already a lot going on at this site. I used to like to visit, now it seems crowded and unwelcoming. The dense you make the space, the less welcoming it is.   |
| Location 2 | This would be the best place for a community center as it is close to the Village, however it is a residential area. Large gatherings and performances would cause traffic, parking and noise issues.   |
| Location 2 | This is a residential area. It would not be suitable for large outdoor gatherings and an amphitheater for performances.   |
| Location 2 | Attracting more traffic to downtown in a semi-residential area doesn't seem like a good idea.   |
| Location 2 | This location is too far north for and leaves no room for expansion.  |
| Location 2 | <p>This location is over an hour away on bike ride. Why spend my tax money on a location that clearly favors only the historic portion of town?</p> <p>When you took La Costa away from Encinitas you also agreed to also provide services for us.</p> <p>City Hall can exist without providing meeting spaces. City Hall is about management not recreation.</p> |

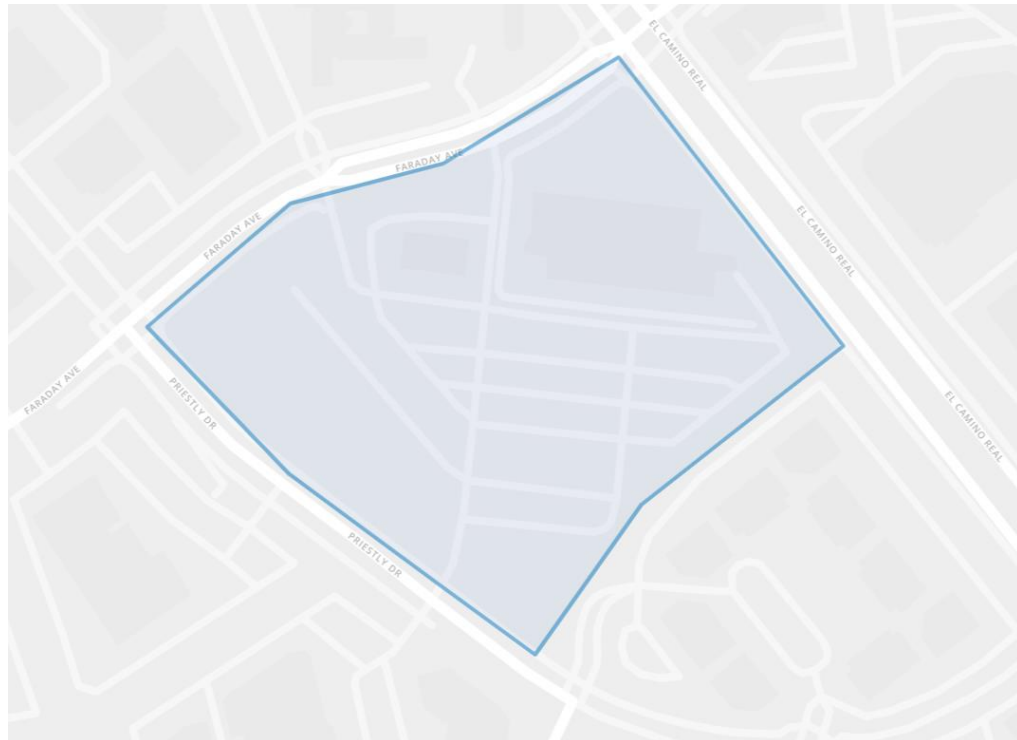
### Location 3 – El Camino Real and Faraday Avenue

This site features:

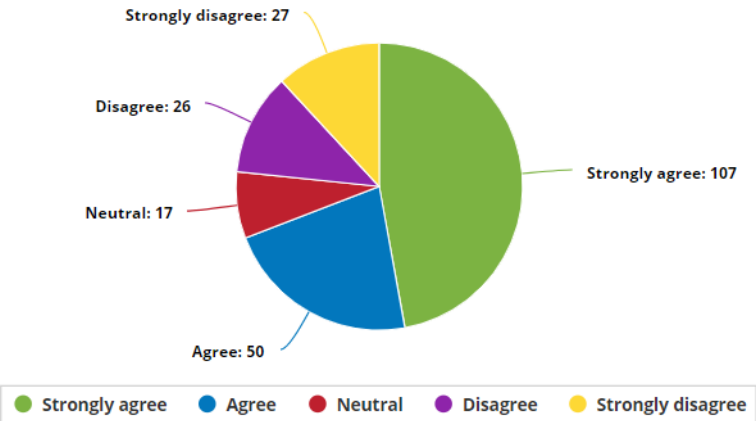
- 13.5 acres
- 5-6 acres for new community uses

Nearby existing community spaces and services include:

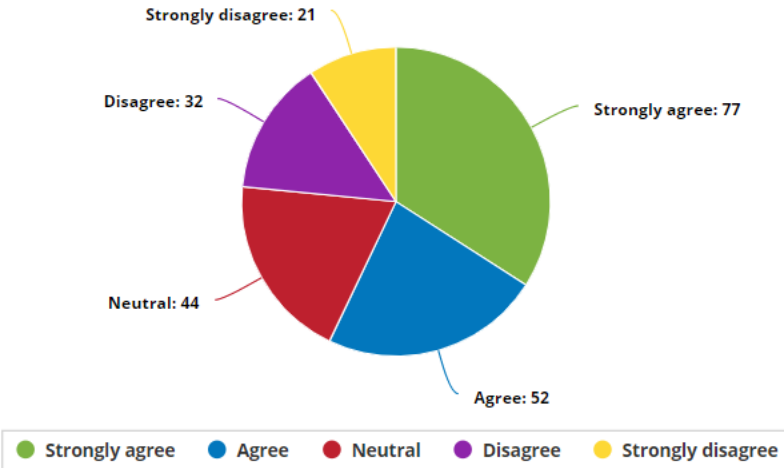
- Police and Fire headquarters
- Emergency Operations Center
- Safety Training Center
- Fire Station 5
- Carlsbad Skate Park
- Carlsbad Municipal Water District
- The Crossings at Carlsbad golf course
- Alga Norte Park and Aquatic Center
- Dove Library, Ruby G. Shulman Auditorium, and the William D. Cannon Art Gallery
- City parks



**Q1 - This location is a good site for new community spaces such as a performing arts theater, multi-use amphitheater or outdoor plaza.**

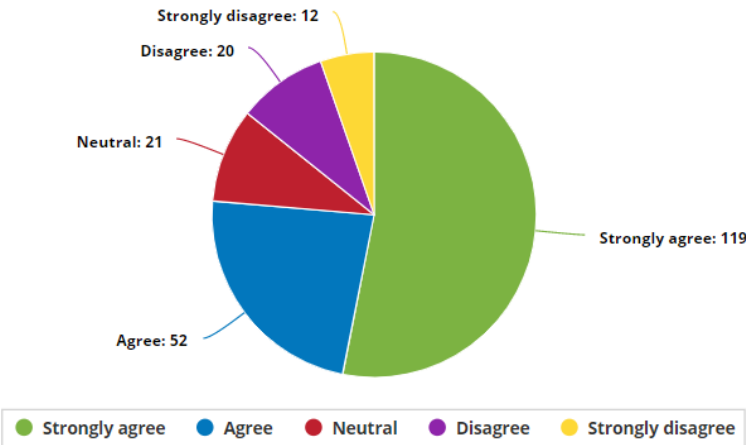


**Q2 - This location is close to existing community spaces and services.**

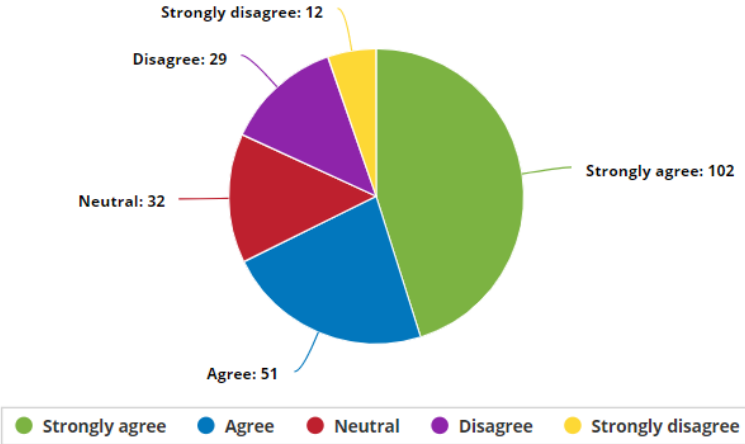




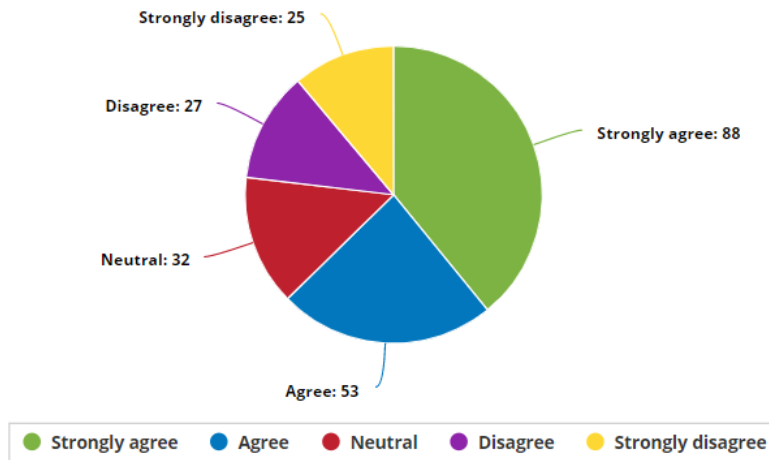
**Q3 - This location is easy to find and get to.**



**Q4 - This location is compatible with the surrounding area.**



**Q5 - I would enjoy visiting this location.**



**Location 3 – El Camino Real and Faraday Avenue**

**Green: Opportunities and ideas      Yellow: Questions and concerns**

| LOCATION 3 | COMMENT  |
|------------|--|
| Location 3 | Another location could be the lower parking lot of Legoland, It goes unused for the majority of the year and could be a 5-10 minute bike ride from the train station if a bike path is created to cross the freeway and creek.<br>This portion of Carlsbad is already considered a destination due the Legoland, the flower fields, the outlet mall, and many other businesses. Lots of hotels as well<br>It's close location to the freeway would make it more accessible to those at the extremities of carlsbad.      |
| Location 3 | I like the idea of el Camino and Faraday wait is convenient for all of Carlsbad.   |
| Location 3 | This site has a lot of potential. Very central, fair, and it's out of the Coastal Commission zone.<br>Lots of property nearby that may allow expansion in the future if needed.<br>Near the airport and many hotels for business-related trips that may require interacting with the city.<br>This area may even become the future downtown one day as we expand our cities upwards. People already come up to this area on weekends for the breweries and such. This would be a 10-20 min e-bike ride for most resident |
| Location 3 | I like this site as it is central to ALL of Carlsbad, yet near no particular residential area. There is room to grow and develop this area and shape it into a vibrant City hub  |

| LOCATION 3 | COMMENT   |
|------------|---|
| Location 3 | This site would have greater opportunity if the City streamlines and encourages mixed use development in the surrounding office parks. Developing underutilized parking into rowhomes, condos, or apartments with first floor retail and conversion/addition of residential to existing buildings would bring residents to the area. It would help activate this space and foster a new urban community in the City while hopefully internalizing vehicle trips and increasing pedestrian activity in the area. |
| Location 3 | Please add much needed park space to the SW quadrant.   |
| Location 3 | This is a wonderful location. We should use it since the city purchased the site many years ago. I believe this is a convenient location for all Carlsbad citizens. This is the site that is the most centralized out of the 4 Great place for City Hall, amphitheater and performing arts theater. A very good choice. I'm sure it would be relatively easy to convert the existing building for the city's' needs. This is the most logical, and I believe the reason we purchased it years ago.              |
| Location 3 | Centrally located, large space, currently wildly underutilized, lots of parking, we already own land and building, reachable by public transit from multiple directions, no residential neighbors to disturb or steal parking from  |
| Location 3 | The ideal spot would be as close as possible to the intersection of Palomar Airport/El Camino Real. It's a maximum of a 10-minute drive to the majority of the city.<br>City Hall should be for serving the citizens, businesses, and public areas of the entire city. Therefore it should be a centralized location that can efficiently perform this role to the largest portion.<br>A fair compromise is one where nobody is completely satisfied. City Hall is about management, not recreation.            |
| Location 3 | The site is large enough to accommodate a variety of uses and is near to other major city facilities.   |
| Location 3 | I think this is the best location for a new city hall complex. It's central to all of Carlsbad After all, Carlsbad IS far more than just the Village.   |
| Location 3 | Although it would be nice to have the site close to the Village this site is the best option of the four. Located on the corner of Faraday and El Camino provides easy access for residents in north and south city. It is the largest of the four sites allowing the most space to consolidate city services. Next to the existing Chamber of Commerce and strong industry is a bonus.   |
| Location 3 | This is the most convent location for most residents to access and uncomplicated for out of town visitors to find.<br>Community events would have lease sound and traffic impact on residential properties.   |

| LOCATION 3 | COMMENT  |
|------------|--|
| Location 3 | <p>The golf course is a huge white elephant, as well as an environmental tragedy. Take a few acres or a hundred, this is where we can develop a centralized community center. Lots of room for future expansion too.</p> <p>I've been here since 1980, lived through all the growing pains, let's clean up the golf course boondoggle by consolidating our civic services here where we can get everything together with room for expansion as needed.</p> |
| Location 3 | <p>This is probably the best location for the performing arts center as it has more than enough space for needed parking. Public transportation is limited.</p>  |
| Location 3 | <p>Accessible by bus. While not near housing, is easy to find, and close for those in southern part of city. Need Senior Center at this location, also.</p>  |
| Location 3 | <p>This location has an existing large building for the city to use. There is also plenty of surrounding area for parking, amphitheater and future growth.</p>   |
| Location 3 | <p>More acreage than other sites. Next to main transportation arteries. Middle of the city. Near Safety Center, police and fire. Already has a large building that can be used. Near business parks and airport.</p>   |
| Location 3 | <p>Great location in the business / industrial sector of town. Likely easier for members of the community to access via Palomar Airport Rd and El Camino.</p>  |
| Location 3 | <p>Site 3 makes the most sense as the City owns the land, it is close to the existing Safety Center, it is easily accessible from major roads, it is near the geographical center of the City, it is a larger space than the others proposed, and it is close to Palomar Airport, so maybe the City thinks twice about expansion and getting pushed around by the County.</p>  |
| Location 3 | <p>This is a huge site with a vacant building which I believe the city already owns. This is a central location with a lot of office space that is the closest location to existing Police/ Fire headquarters. Not sure that the outdoor space would fulfill the City's vision for community gathering space.</p>  |
| Location 3 | <p>This is the most centrally located site for the entire city. It is also closest to the Police &amp; Fire Headquarters, the future Public Works Center and Fleet Maintenance facility placing many city functions in closer proximity to one another.</p>  |
| Location 3 | <p>Could maybe add Library to Senior Center, but this wouldn't be a good place to put City Hall or an amphitheater. It's in a residential neighborhood. The El Camino/Faraday location is best for City Hall.</p>  |
| Location 3 | <p>this site is ideal for the new civic center. it's near transit and main corridors for traffic, it has room for expansion and it would</p>   |

| LOCATION 3 | COMMENT   |
|------------|---|
|            | replace the farmers monstrosity that is nothing more than expensive storage right now.  |
| Location 3 | geographically for citizens, and being at the center of Carlsbad's business district this location makes the most sense. However a good case could be made for expanding the existing City Hall, if both the recent Library and City Hall improvements will not be torn-down but fully retained, and if a truly cost-effective I-5 pedestrian underpass can connect a civic center to historic downtown. tearing-down all the recent Library and city hall improvements makes no sense. |
| Location 3 | Hope to see this space used for this kind of purpose. Would not have to build another facility. Remodel makes sense.  |
| Location 3 | I really like this location, much more central and easier for us southern residents to access.  |
| Location 3 | This location is most central, with plenty of parking and next to El Camino Real with several bus routes. Seem to be the most accessible.   |
| Location 3 | I love this location. It is fairly central to all of Carlsbad!  |
| Location 3 | This is a central location for the city of Carlsbad, with room to consolidate all services in one location.   |
| Location 3 | This is farther from old town Carlsbad and from stores, but not that far and quieter for an amphitheater due to distance from I5. More stores might gravitate here in the future. More space than other locations   |
| Location 3 | Central location with lots of parking and room to expand.   |
| Location 3 | This site already has a large city owned property and building and is near the center of the city and close to the other main city properties on Faraday or Orion. My choice for the location. Easily accessible from Faraday, El Camino, and Palomar. Should be lower cost option as well  |
| Location 3 | This site is closest to the center of C'bad for everyone. This property has been on the books for years of expense with no development. Use now or sell.  |
| Location 3 | Great infrastructure existing and exceptionally easy access and room for growth. We own it already.   |
| Location 3 | Best site for locating all city services very near to each other (Safety Center is 10 minutes away walking).<br>Not as central/visible as 1 & 2 but probably the most practical choice  |

| LOCATION 3 | COMMENT  |
|------------|--|
| Location 3 | The best location for City Hall for several reasons: Central location, largest acreage for future expansion, easy access from anywhere in the city, best location to minimize Vehicle Miles Traveled. The major issue is the cost to refurbish existing building or to demolish and replace. Don't want this to be Ash Street North.   |
| Location 3 | It would be great to see the city's leadership be closer to the geographical center of the city and not at the northern tip, not to mention that it's the area driving the economy as well.  |
| Location 3 | SO many reasons that THIS is the place! Central to all residents and businesses, near main traffic arteries, room for expansion/parking, already City owned, less impact to residential areas by outdoor events, not displacing other treasured community features (Gardens, etc), not subject to FWY traffic noise or congestion, plenty of room for the plan!                              |
| Location 3 | Carlton and Sandy Lund are excited about a new City Hall. We feel it should be located towards the center of Carlsbad near Palomar Airport. More space for citizens, parking and events. Go Carlsbad!  |
| Location 3 | Remodel this already owned city site. It has plenty of parking which is important.   |
| Location 3 | This seems like the best location for a new city hall. Room for expansion, room for parking, and near the center of our city.  |
| Location 3 | Central to all residents of Carlsbad   |
| Location 3 | This location may technically be in the middle of Carlsbad, but it is not in a place where people already go or have easy access to. There is minimal public transit in this area, it is not really walkable from anywhere, and it is right near a park of El Camino that is already known for having bad traffic.   |
| Location 3 | Carlsbad lacks adequate transportation for the many who would use it at this location. Getting to Faraday and El Camino, without a car would severely limit my participation for meetings, etc. Since NCT is in charge of bus transportation, The City has to live within those means. If that is so, and this site is chosen, many people would be left out of the decision making process. |
| Location 3 | This location is too far away from the southern extremity  |
| Location 3 | This location is too far and lackluster. I swear I've never visited this location even once in my 20 years living in Carlsbad. I always tell people I live in Encinitas instead of Carlsbad  |
| Location 3 | No other synergistic uses nearby - restaurants, stores, entertainment venues. Everything would have to be created on this site - a tough sell.   |
| Location 3 | It would be very difficult to "create" a lively, exciting civic center at this location. There are no surrounding compatible uses and  |

| LOCATION 3 | COMMENT  |
|------------|--|
|            | the business park is empty and boring on the weekends. Why would I come here for entertainment?  |
| Location 3 | I do not want city hall in the Village/Barrío area. I want city hall to be placed in a central location, easily accessible to ALL of Carlsbad. Those of us in the southern part of Carlsbad do not always want to head to the Village.   |
| Location 3 | It is almost in the center of town which is where a city hall should be. However parking may be an issue.  |
| Location 3 | If by city hall we mean building a place to conduct business, this is it.<br>Disconnected from where people live. Far away from historic downtown Carlsbad and major transit hubs. Drive-in option, for the most part.<br>Site seems large enough, but it does not inspire a vibrant, lively space.                                    |
| Location 3 | This intersection is already so congested. Adding more city services there would be a mistake.   |
| Location 3 | Use of this site will require creative design and perhaps too much is being expected of this site. concern about negative impact on the neighborhood and this may limit its use by all of Carlsbad.  |
| Location 3 | Convenient location especially to south Carlsbad.<br>Use of this site will require creative design and perhaps too much is being expected of this site.  |
| Location 3 | The highway to this location is not user friendly for this kind of traffic given that it is also located near an Industrial and / or large Business area.  |
| Location 3 | The Old Framers Bldg is large enough to house many office but lack any charm and elegance. And does not provide services and areas for social gathering  |
| Location 3 | El Camino Real site is too congested. It's more of a drive-by location than a community gathering space.   |
| Location 3 | This site is ideal for administrative and meeting purposes, but I don't know how it would work to meet our goal of a gathering space. People will not spontaneously gather here, it's 35 minutes on a bike from the village and an hour+ on a bus.<br>If we decrease the importance of public outdoor gathering, this is a great site. |
| Location 3 | Hard to get to due to traffic<br>Central location geography<br>Neat safety center<br>Far from libraries and cultural activities  |

| LOCATION 3 | COMMENT  |
|------------|--|
| Location 3 | This would be a great location to send the rising homeless population in olde Carlsbad to.                                 |
| Location 3 | This is no where near the most densely populated and historical center of Carlsbad (the Carlsbad Village and Barrio area). |



## Location 4- Existing Faraday Administration Center

This site features:

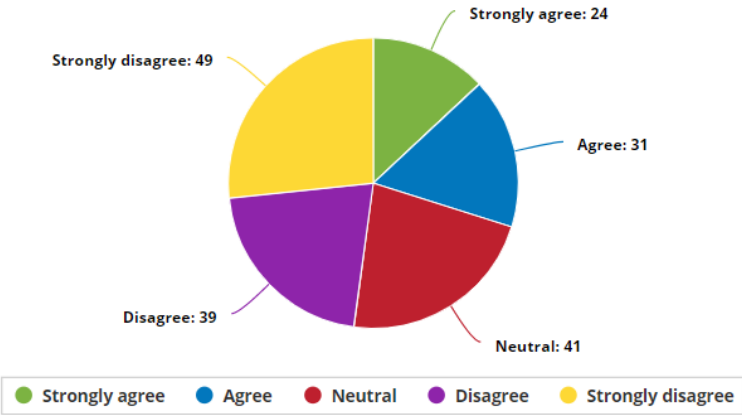
- 8 acres
- 0 acres for new community uses
- City does not own entire property

Nearby existing community spaces and services include:

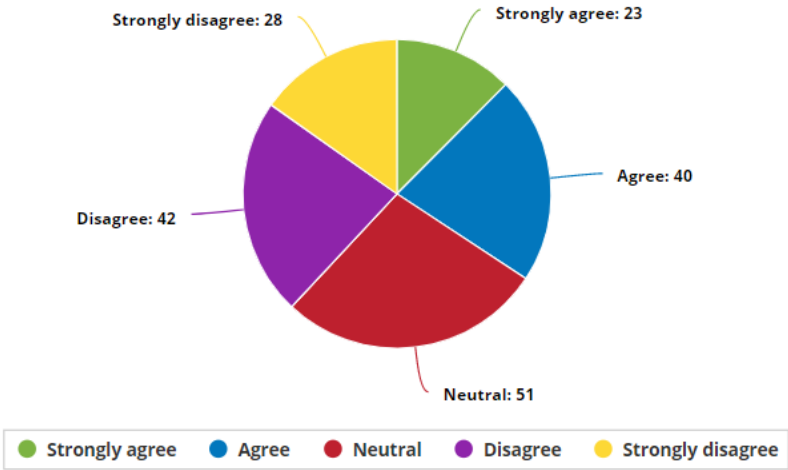
- Police and Fire headquarters
- Emergency Operations Center
- Safety Training Center
- Fire Station 5
- Carlsbad Skate Park
- Carlsbad Municipal Water District
- The Crossings at Carlsbad golf course
- Alga Norte Park and Aquatic Center
- Dove Library, Ruby G. Shulman Auditorium, and the William D. Cannon Art Gallery
- City parks



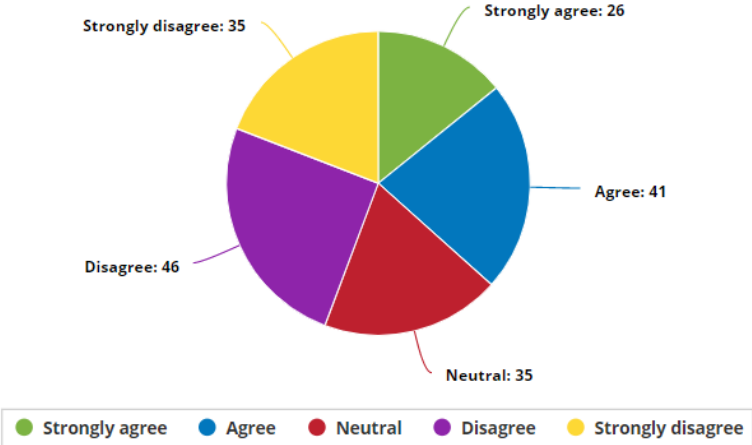
**Q1 - This location is a good site for new community spaces such as a performing arts theater, multi-use amphitheater or outdoor plaza.**



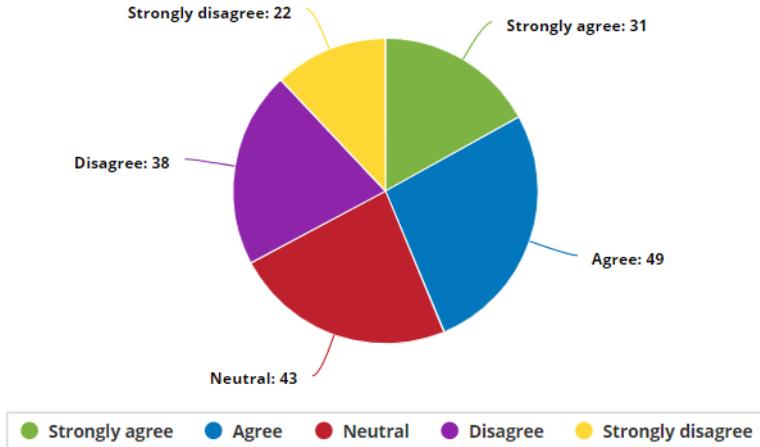
**Q2 - This location is close to existing community spaces and services.**



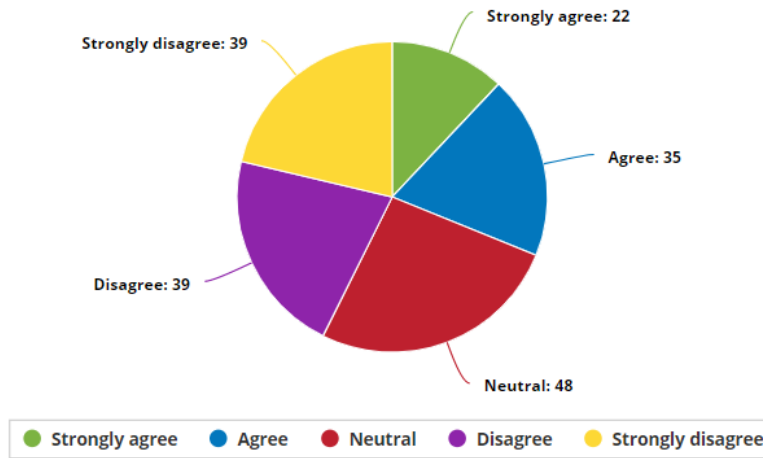
**Q3 - This location is easy to find and get to.**



**Q4 - This location is compatible with the surrounding area.**



## Q5 - I would enjoy visiting this location.



### Location 4- Existing Faraday Administration Center

**Green: Opportunities and ideas      Yellow: Questions and concerns**

| LOCATION 4 | COMMENT   |
|------------|---|
| Location 4 | This site would have greater opportunity if the City streamlines and encourages mixed use development in the surrounding office parks. Developing underutilized parking into rowhomes, condos, or apartments with first floor retail and conversion/addition of residential to existing buildings would bring residents to the area. It would help activate this space and foster a new urban community in the City while hopefully internalizing vehicle trips and increasing pedestrian activity in the area. |
| Location 4 | Carlsbad’s City Hall should remain on its existing site and continue to build upon the city’s culture of civic engagement. A new City Hall on this site should embody Carlsbad’s Community Vision, becoming the model for enhancing city-wide community design, promoting activities along the coastline while revitalizing the village as a community focal point. Please consider Oceanside’s City hall as a preferable precedent, not Del Mar.   |
| Location 4 | Probably the best location. Easy to access and in a commercial zone which will largely be quiet at night, so you won't disturb with any outside or evening events. Do not add residential to any City Hall project. No need for another Performing Arts Center.   |
| Location 4 | I think this is the ideal location since the city already owns the property and it is centrally located to ALL of Carlsbad. It also is along the bus route although there need to be more buses running here for citizens without transportation.   |

| LOCATION 4 | COMMENT   |
|------------|---|
| Location 4 | This is an excellent location if the City is trying to do what is best for all citizens of Carlsbad. Not only is it centrally located, it is also on the bus line for those without transportation. (There do need to be more buses running there though.)  |
| Location 4 | I think this space is best because it is the location that gives best access to the new facilities and services for both residents and visitors to Carlsbad. It also adds more community space which is good, and is a space that is already a place for the community to gather since one of the main library branches and other city services are already there. It is also by far the easiest space to access.   |
| Location 4 | Great spot for City Hall and Ampitheatre, since it's not residential, and the parking would not interfere with neighborhoods. Put Library with the Senior Center in the Barrio, then close the extra library learning center and the old city hall.   |
| Location 4 | Site could have some nice views!  |
| Location 4 | Great central location for the city hall and the rest of the city government buildings.<br>The civic center with community spaces should be where the existing city hall is. Closer to The Village, library, nearby parks and the existing infrastructure in Olde Carlsbad.   |
| Location 4 | I guess it's a harmless place to house a bunch of City workers who think they need to be all in one place. Good proximity to police for keeping the workers safe.<br>Not likely to irritate neighbors.  |
| Location 4 | City Hall next to Departments/Building/Landuse offices.   |
| Location 4 | The City owns most of the site and the site next door is available  |
| Location 4 | This place is so uninviting being in the middle of a business park, inaccessible by any means other than by car, away from where people live. It is truly a place to conduct business, nothing more. When I think of a civic hall, I think of a place that is alive, a destination that will surprise you because of the beauty of the public gathering space, gallery, theater, festivals, live music, picnics, a true place to engage and create a sense of unity and city pride. |
| Location 4 | Terrible location. Cold industrial park. No sense of civic engagement. No accessibility except by car.  |
| Location 4 | This location is not really convenient for anyone to access, so it seems like a bad choice.   |
| Location 4 | Out of the four choices, I think I would choose this as 3rd. It certainly is not as easy to access as the one off Palomar Airport Road. I wouldn't want a lot of \$\$ put into this site.   |
| Location 4 | No space to grow without buying adjacent land which is not currently available for sale, not easy to find, not easily accessible by public transportation, parking already an issue   |

| LOCATION 4 | COMMENT   |
|------------|---|
| Location 4 | Site is not big enough to accommodate civic center uses. The city would have to buy private property just to accommodate city hall only.  |
| Location 4 | Site is hard to find, poor transit, not very visible, near almost nothing. A very tough site to create an activity center.  |
| Location 4 | While more central to all of Carlsbad, this location still falls short when compared to the property at El Camino and Faraday.  |
| Location 4 | None of the locations for a new Civic Center are ideal. This location is the best for all that wants to be included in the space. It has access to main roads, is large enough and is not in a residential area. It is not close enough to the Village but it is centrally located. The success of the new facility will be determined a great deal by the design. Carlsbad has taken way too long building a Civic Center. I expect and so do other longtime residents for it to be exceptional on completion. |
| Location 4 | Too small and too hard to find to be a Civic Center. City offices maybe.  |
| Location 4 | Need a City Traffic Light System to be installed currently at this location with Existing Traffic Conditions. A Traffic Light System should have already been Installed by the City at this location when its Faraday Administration Building was built, resulting in SIGNIFICANT additional two-way traffic at this location.  |
| Location 4 | This about as good as it's going to get for this project. Stop messing around and get it done.  |
| Location 4 | This isn't even a good location for city admin let alone a City Hall or other goodies.  |
| Location 4 | Difficult to access and the cost to acquire property would be unacceptable,   |
| Location 4 | In trying to lower GHG this isn't the best spot as public transit here is, I believe, not close by.   |
| Location 4 | Lack of transportation and in many ways a hidden location. Not suitable for community services. This would be best used for support services and not services interfacing directly with the public.   |
| Location 4 | The city does not even own this entire site. City Hall shouldn't have to pay rent or deal with landlords.<br>Also, zero walkable options nearby, and difficult to reach any way besides car.<br>By far the worst option presented.  |
| Location 4 | CONCERNED that "City does not own entire property"; Carlsbad New City Hall should not be at mercy of landlords.   |

| LOCATION 4 | COMMENT   |
|------------|---|
| Location 4 | Uninviting area for gathering outdoors as it's adjacent to police HQ and comes across as sterile and a stay away place if you can. Not near residential area for walking Another car-oriented site. Maybe OK for nigh performances where noise would not be an issue.<br>Not near Coaster or easy access from Coaster. .  |
| Location 4 | Not a walkable location for residents to gather. A car-oriented thinking location. Sterile industrial atmosphere OK for City Hall. Bad for plaza, Would be deserted except for people working there during the day.   |
| Location 4 | Maybe the existing structure would save on construction costs. Maybe good parking.<br>Likely not disturbing ( and not enhancing) any residential area. For the vast majority who never need or want to go to City Hall, good place to stuff it. Might free up existing City Hall for something more appealing to the local residents of that area.  |
| Location 4 | This is a good central location for north and south Carlsbad. No residential is near by that would possibly be disturbed  |
| Location 4 | Apparently, there is also good public transportation to this site for anyone reliant upon it. This is very important.   |
| Location 4 | Use of this site will require creative design and perhaps too much is being expected of this site. the questions being asked seem only to focus on gathering spaces but not about a city or civic center. until it is decided exactly what is desired and whether everything has to be at the same site, this exercise is not productive.   |
| Location 4 | Second best location given the existing modern facility there. But constraints to site are a serious obstacle.  |
| Location 4 | I'm sure there are reasons this is under consideration, but this site strikes me as the worst option, particularly from an accessibility standpoint. Public transit should be an attractive choice to get to the city's new hub, but it would be very difficult to get here by any method other than driving.   |
| Location 4 | I believe this is the best location for a new city hall. This area has the appropriate street and technological infrastructure to allow a large development. It is also the most centrally located space of the presented possibilities. I believe that the park near the Senior Center is an inappropriate location the park should be there and it is widely used. Traffic in and out of the village as well as the residential would be severely impacted. |
| Location 4 | The owned portion of the site is too small and the city would have to purchase private property at a cost.  |

## Additional Comments – Non-site Specific

**Green: Opportunities and ideas      Yellow: Questions and concerns**

| LOCATION - GENERAL | COMMENT   |
|--------------------|---|
| General            | City Hall   |
| General            | skatepark   |
| General            | skatepark   |
| General            | skatepark   |
| General            | skatepark & pump track  |
| General            | skatepark   |
| General            | skatepark & pump track  |
| General            | PROTECT PONTO - BUILD PONTO PARK  |
| General            | Build Ponto Park! We do not want development on a the coast at Ponto. I request that my comments be documented for the Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.   |
| General            | Why not buy up this property and turn it into a park?   |
| General            | Outdoor Pickleball Courts   |
| General            | outdoor pickleball courts   |
| General            | Outdoor pickleball courts   |
| General            | 6 pickleball courts   |
| General            | 6 more pickleball courts  |
| General            | Build Ponto Park  |
| General            | traffic light favors faraday traffic way too much. cross traffic from cannon has to hit the breaks way too soon once light is triggered by single car.  |
| General            | Incorporate afternoon meetings times so that seniors, people with disabilities, others, can also attend various meetings. Many of us chose not drive at night. (at any locations)<br>Thank you  |
| General            | why don't you put it close to all the tenement (low income ) housing that our "leadership" has planned for Carlsbad....You may as well enjoy your creation.   |
| General            | The City of Carlsbad should consider a Disc Golf Course here or Lake Calavera. For .5% of the cost of installing the Crossings, Carlsbad could have a world class course attracting many to the area. Disc Golf is easier to learn, faster to play, much cheaper than traditional golf and allows for great exercise. |
| General            | The City of Carlsbad should consider a Disc Golf Course here. For .5% of the cost of installing the Crossings, Carlsbad could have a world class course attracting many to the area. Disc Golf  |



| LOCATION - GENERAL | COMMENT   |
|--------------------|---|
|                    | is easier to learn, faster to play, much cheaper than traditional golf and allows for great exercise.   |
| General            | Nice View!  |
| General            | On the corner of CVD and Glasgow Dr at this location is an undeveloped plot of land. Opportunity for a Multi-use Roller Hockey Rink and Soccer Arena.   |
| General            | Far away from the historical center of Carlsbad (the Carlsbad Village).   |
| General            | is there a way to have parking dedicated only to large vehicles like RVs? More and more continue to park here, blocking off multiple spots for the entirety of the day!   |
| General            | Significant remnants, like a structure, from previous encampment are still here. Can these be removed ASAP?   |
| General            | Left turn signal from el camino to get onto jackspar doesn't seem to be timed properly. during rush hour, you can wait minutes at the left turn light even though oncoming traffic going southbound on el camino presents a huge gap. |

### Participant Count by Zip Code:

92008 = 343  
92009 = 179  
92010 = 142  
92011 = 122  
92057 = 4

## Comments by letter

Letter from Jeff Segall, a former Carlsbad Planning Commissioner

**Jeff Segall**  
1353 Corvidae St.  
Carlsbad, California. 92011  
760.419.4901 [jeffsegall@me.com](mailto:jeffsegall@me.com)

December 7, 2020

Please include the attached comments to community feedback  
on the siting of a new City Hall Complex.

I am writing you today to express my opinion on the search for a new City Hall complex. I rarely make such public comments about projects in the City, but I feel strongly about the planning for the new City Hall Complex. The City has done an excellent job in the past in strategically planning major City complexes. The Dove Library, Alga Norte Park and the Safety Training Center are excellent, world-class examples. Generally, an assessment of the needs is developed, then a vision is created. Maybe I'm coming into this late, but it's difficult to identify a location if all the needs are not known by the individuals commenting specifically on these four locations. It seems there may be a disconnect. The new City Hall/Civic Center Complex will be here for the next half century or more, so it is important to get the best location right.

I have served Carlsbad as a Planning Commissioner for 14 years and nearly two decades with the Carlsbad Chamber of Commerce, including a term as Chairperson of the Board. Additionally, I served as a member of the City's Envision Carlsbad Citizens' Committee (EC3) for the entire duration of that committee, to help create a community vision for the future of Carlsbad.

So, my comments are made with a good understanding of land-use planning and community development principles, as well as the needs of the residential and business community. My comments are not intended to be taken as criticism but meant to be constructive.

If you start with the premise that the new City Hall complex should not only consolidate all city functions and services, but also provide the community with a civic center, a gathering place, and perhaps a cultural arts center, none of the four sites presented by the City are good sites. In fact, they are inferior if the City wants to encourage more people to participate in city government and to connect with the community.

The current City Hall site and Pine Park are too far north to engage those who live in south Carlsbad and La Costa. True, the distance is not great, but the sense of community is what is most critical here. Many residents in south Carlsbad and La Costa are disassociated with the rest of the City, in part because the three school districts outside of CUSD, are based in other cities and as such, students and parents associate with, and gravitate more to, Encinitas and San Marcos, than they do Carlsbad.

If the City strategically wants to better connect with south Carlsbad and La Costa, and make these residents and businesses feel more apart of Carlsbad, locating a new City Hall in the extreme northern part of the City is the absolute worst way of accomplishing this.

The current City Hall site was ideal when the City was established more than a half century ago, because south Carlsbad and La Costa were rural areas. That is not the case today, and as such, the new City Hall and related complex should be located closer to the center of the City.

Which brings me to the two proposed sites near the center of the City, the Farmers' Building and Faraday Center.

While both of these centers are in or near the geographical center of Carlsbad, both are located in well-planned industrial parks, places designed to house offices and light industrial functions and associated commercial functions, which would be good for a City Hall, but not conducive as a community civic center nor a gathering place nor a cultural arts center.

On March 17-19, 2003, I participated in the City's Connecting Community, Place and Spirit Conference, held in the Farmer's Building. At that conference, the City flew in four expert city planners and visionaries to facilitate discussions with participants on, among other things, how the City could better connect with the Community, especially in terms of identifying the location for a new City Hall/Civic Center complex. The Mayor, at the time, thought the Farmer's Building was a perfect location for such a complex, and that was one of the reasons the City purchased that building. One speaker (I believe it was John McKnight for Northwestern University) actually pronounced that the worst place to locate a City Hall was right here (in the Farmer's Building), because it would not be a place to engage the community as a gathering place.

The Faraday Center is an even worse location because it is off the beaten path and I believe few in this community wouldn't go there for anything other than to conduct City business, negating the creation of civic spaces, gathering places and an arts center. I also suspect the Carlsbad Research Center's HOA might have issues with turning the industrial park into a community gathering place, thereby significantly changing the sense of that community. Certainly not as a community gathering place or cultural arts center. The discussions and findings that came out of CCP&S are worth reviewing today.

One additional thought. I strongly believe it is critical that young people – those in the school system now – are also engaged in this discussion. After all, many of those making decisions for the location of a City Hall will not enjoy the benefits of seeing it through fruition. Younger people will. Also, young people's lens at looking at the world, undoubtedly, is different from adults. Their engagement on this project should be captured, because they, and their peer group, will be the ones using the services and reaping the benefits for such a complex.

In summary, I find all four locations to be inferior to the needs I believe the City and Community would want in a City Hall/Civic Center/Community Cultural Arts Center.

Just because the City owns the land at all four locations should not be the deciding factor for the location for a new Center. How such a Center would connect Community, Place and Spirit needs to be a major deciding factor. After all, as your video succinctly says, great places attract people.

Sincerely,

Jeff Segall

Letter from the County of San Diego Department of Public Works, Airports Division



## County of San Diego

**JEFF MONEDA**  
DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
5510 OVERLAND AVENUE, SUITE 410  
SAN DIEGO, CA 92123-1237  
(858) 694-2212  
[www.sdcountry.ca.gov/dpw/](http://www.sdcountry.ca.gov/dpw/)

### VIA E-MAIL

January 26, 2021

Mr. Curtis Jackson, Project Manager  
City of Carlsbad Real Estate Department  
[curtis.jackson@carlsbadca.gov](mailto:curtis.jackson@carlsbadca.gov)

### **PUBLIC INPUT COMMENTS FOR THE CITY OF CARLSBAD'S PROPOSED NEW CITY HALL AND CIVIC CENTER AT PROPOSED LOCATIONS #3 AND #4**

Dear Mr. Jackson:

The County of San Diego Department of Public Works, Airports Division (County Airports) would like to provide comments to the City of Carlsbad's solicitation for public input on the proposed new City Hall and Civic Center locations during the public input period. The County Airports' comments are specific to the proposed location #3, the property located at the corner of El Camino Real and Faraday Avenue (Proposed Location #3), and proposed location #4, the existing Faraday Administration Center (Proposed Location #4). County Airports appreciates the opportunity to comment.

Since 1959 McClellan-Palomar Airport has been owned and operated by County Airports and is located within the municipal limits of the City of Carlsbad. The airport provides general aviation, corporate and commercial aviation services, and is an air transportation hub utilized by businesses and residents. The County, as the owner of the Airport, accepts federal grant funding from the Federal Aviation Administration (FAA) and is obligated to maintain the facility as a "public use airport." In accordance with federal grant assurances, the County has no authority over the quantity, type, or flight track of an aircraft arriving or departing from the airport, which are under the jurisdiction of the FAA. In consideration of the FAA's authority over aircraft in flight, it is important to note that the County's purview reflects the limits of their authority as ground-facility managers. As a long-standing transportation asset and economic driver within the community, we want to ensure that proposed new developments or new occupants of existing structures that are subject to noise-sensitive land uses, located in proximity to aviation activities and within the Airport Influence Area (AIA), are compatible and well-informed neighbors.

### **BACKGROUND**

**Project Description:** As described in the City of Carlsbad's (City) City Council's Staff Report and the City's Site Analysis and Site Criteria for a New City Hall, the City Council set a goal to bring the majority of the City's administrative workforce, elected officials, and city council

Mr. Curtis Jackson  
January 26, 2021  
Page 2 of 3

chamber under one physical location. The City owns and has identified four properties that could be selected as the new location for a city hall, as an integral component of a larger civic center campus: the existing city hall location, the Pine Avenue Community Park/Senior Center, the Farmer's property, and the Faraday Center. It is anticipated that the new location would also include a parking lot/parking structure and a potential park/open space area.

Proposed Location #3: Corner of El Camino Real and Faraday Avenue (Farmer's Property)

Location: The proposed location is situated approximately 0.40 miles (2,000ft.) north of McClellan-Palomar Airport's runway.

Proposed Location #4: Existing Faraday Administration Center (Faraday Center)

Location: The proposed location is situated approximately 0.80 miles (4,200ft.) northwest of McClellan-Palomar Airport's runway.

**COUNTY AIRPORTS COMMENTS**

The proposed city hall and civic center Proposed Locations #3 and #4 are located within the McClellan-Palomar Airport's Airport Overflight Notification Area and Review Area 1 of the AIA, as defined in the Airport Land Use Compatibility Plan (ALUCP) by the San Diego County Regional Airport Authority. According to the ALUCP, both proposed locations are also positioned within Airport Safety Zone 6 – Traffic Pattern Zone. According to mapping research, it appears the southern corner of the Proposed Location #3 is located within the 60-65 dB CNEL noise contour of the ALUCP, and is subject to intermittent single-event noise impacts, sight, and sound of aircraft operating from McClellan-Palomar Airport. Both Locations #3 and #4 are also located within the Noise Impact Notification Area (NINA) of the June 2, 2006 McClellan-Palomar Airport FAR Part 150 Noise Study. As stated in this Noise Study, "[a]ll new residential projects located within the FAR Part 150 Noise Study are required to record a notice concerning aircraft environmental impacts, clarifying that the property is subject to aircraft overflight, sight and sound of aircraft from [McClellan-Palomar Airport]."

Further, the Proposed Location #3 is also situated in proximity to a McClellan-Palomar Airport's navigation facility and may impact the assurance of navigation signal reception. Based on the type of facility proposed at Location #3 and its proximity to the Airport, the Federal Aviation Administration (FAA), in accordance with Title 14 of the Code of Federal Regulations Part 77.9, would request that the City of Carlsbad submit a 7460-1 form (enclosed with this letter) to the FAA at least 45 days prior to any construction or alteration of this proposed city hall/civic center location. We recommend earlier submission to avoid unnecessary redesign costs.

County Airports wants to ensure that the City of Carlsbad and the future occupants of this building are aware they would be moving into a building located under the air traffic pattern of McClellan-Palomar Airport. The proposed site's administrative record should reflect discussion of the proximity of the Proposed Location #3 to the airport and associated effects to the City employees and the public. The ALUCP requires that all employee-occupied structures located within the overflight notification area be required to record a notice informing occupants of the potential environmental impacts related to aircraft, and that the property is subject to overflight, sight, and sound of aircraft operating from the McClellan-Palomar Airport. We recommend that the City of Carlsbad coordinate this proposed

Mr. Curtis Jackson  
January 26, 2021  
Page 3 of 3

location's review with the San Diego County Regional Airport Authority for consistency with the airport's ALUCP.

Since the Proposed Location #3 is located within the 60-65 CNEL noise contours of the ALUCP, the ALUCP's Noise Compatibility Criteria requires structures with occupants be capable of attenuating exterior noise to the indoor 45 CNEL standard at a minimum.

Please continue to include County Airports in notifications regarding this project, including public comment period during design planning and any subsequent developments. For more information about these comments or McClellan-Palomar Airport, please contact Marc Baskel at (619) 956-4800 or by email at [Marc.Baskel@sdcounty.ca.gov](mailto:Marc.Baskel@sdcounty.ca.gov).

Sincerely,



CAMERON HUMPHRES, Director of Airports  
Department of Public Works

Attachments:

- FAA Obstruction Evaluation/Airport Airspace Analysis: Notice Criteria Tool
- Form 7460-1

cc: Olivier Brackett – McClellan-Palomar Airport Manager, Department of Public Works  
Marc Baskel – Program Coordinator, Department of Public Works  
LeAnn Carmichael – Environmental Services Unit Program Manager, Department of Public Works



## NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

### § 77.7 Form and time of notice.

(a) If you are required to file notice under §77.9, you must submit to the FAA a completed FAA Form 7460-1, Notice of Proposed Construction or Alteration. FAA Form 7460-1 is available at FAA regional offices and on the Internet.

(b) You must submit this form at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest.

(c) If you propose construction or alteration that is also subject to the licensing requirements of the Federal Communications Commission (FCC), you must submit notice to the FAA on or before the date that the application is filed with the FCC.

(d) If you propose construction or alteration to an existing structure that exceeds 2,000 ft. in height above ground level (AGL), the FAA presumes it to be a hazard to air navigation that results in an inefficient use of airspace. You must include details explaining both why the proposal would not constitute a hazard to air navigation and why it would not cause an inefficient use of airspace.

(e) The 45-day advance notice requirement is waived if immediate construction or alteration is required because of an emergency involving essential public services, public health, or public safety. You may provide notice to the FAA by any available, expeditious means. You must file a completed FAA Form 7460-1 within 5 days of the initial notice to the FAA. Outside normal business hours, the nearest flight service station will accept emergency notices.

### § 77.9 Construction or alteration requiring notice.

If requested by the FAA, or if you propose any of the following types of construction or alteration, you must file notice with the FAA of:

(a) Any construction or alteration that is more than 200 ft. AGL at its site.

(b) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:

(1) 100 to 1 for a horizontal distance of 20,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway more than 3,200 ft. in actual length, excluding heliports.

(2) 50 to 1 for a horizontal distance of 10,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway no more than 3,200 ft. in actual length, excluding heliports.

(3) 25 to 1 for a horizontal distance of 5,000 ft. from the nearest point of the nearest landing and takeoff area of each heliport described in paragraph (d) of this section.

(c) Any highway, railroad, or other traverse way for mobile objects, of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 15 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of paragraph (a) or (b) of this section.

(d) Any construction or alteration on any of the following airports and heliports:

(1) A public use airport listed in the Airport/Facility Directory, Alaska Supplement, or Pacific Chart Supplement of the U.S.

Government Flight Information Publications;

(2) A military airport under construction, or an airport under construction that will be available for public use;

(3) An airport operated by a Federal agency or the DOD.

(4) An airport or heliport with at least one FAA-approved instrument approach procedure.

(e) You do not need to file notice for construction or alteration of:

(1) Any object that will be shielded by existing structures of a permanent and substantial nature or by natural terrain or topographic features of equal or greater height, and will be located in the congested area of a city, town, or settlement where the shielded structure will not adversely affect safety in air navigation;

(2) Any air navigation facility, airport visual approach or landing aid, aircraft arresting device, or meteorological device meeting FAA-approved siting criteria or an appropriate military service siting criteria on military airports, the location and height of which are fixed by its functional purpose;

(3) Any construction or alteration for which notice is required by any other FAA regulation.

(4) Any antenna structure of 20 feet or less in height, except one that would increase the height of another antenna structure.

Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177  
Fax: (817) 222-5920

Website: <https://oeaaa.faa.gov>

## INSTRUCTIONS FOR COMPLETING FAA FORM 7460-1

### PLEASE TYPE or PRINT

ITEM #1. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #2. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #3. New Construction would be a structure that has not yet been built.

Alteration is a change to an existing structure such as the addition of a side mounted antenna, a change to the marking and lighting, a change to power and/or frequency, or a change to the height. The nature of the alteration shall be included in ITEM #21 "Complete Description of Proposal".

Existing would be a correction to the latitude and/or longitude, a correction to the height, or if filing on an existing structure which has never been studied by the FAA. The reason for the notice shall be included in ITEM #21 "Complete Description of Proposal".

ITEM #4. If Permanent, so indicate. If Temporary, such as a crane or drilling derrick, enters the estimated length of time the temporary structure will be up.

ITEM #5. Enter the date that construction is expected to start and the date that construction should be completed.

ITEM #6. Please indicate the type of structure. DO NOT LEAVE BLANK.

ITEM #7. In the event that obstruction marking and lighting is required, please indicate type desired. If no preference, check "other" and indicate "no preference" DO NOT LEAVE BLANK. NOTE: High intensity lighting shall be used only for structures over 500' AGL. In the absence of high intensity lighting for structures over 500' AGL, marking is also required.

ITEM #8. If this is an existing tower that has been registered with the FCC, enter the FCC Antenna Structure Registration number here.

ITEM #9 and #10. Latitude and longitude must be geographic coordinates, accurate to within the nearest second or to the nearest hundredth of a second if known. Latitude and longitude derived solely from a hand-held GPS instrument is NOT acceptable. A hand-held GPS is only accurate to within 100 meters (328 feet) 95 percent of the time. This data, when plotted, should match the site depiction submitted under ITEM #20.

ITEM #11. NAD 83 is preferred; however, latitude and longitude may be submitted in NAD 27. Also, in some geographic areas where NAD 27 and NAD 83 are not available other datum may be used. It is important to know which datum is used. DO NOT LEAVE BLANK.

ITEM #12. Enter the name of the nearest city and state to the site. If the structure is or will be in a city, enter the name of that city and state.

ITEM #13. Enter the full name of the nearest public-use (not private-use) airport or heliport or military airport or heliport to the site.

ITEM #14. Enter the distance from the airport or heliport listed in #13 to the structure.

ITEM #15. Enter the direction from the airport or heliport listed in #13 to the structure.

ITEM #16. Enter the site elevation above mean sea level and expressed in whole feet rounded to the nearest foot (e.g. 17'3" rounds to 17', 17'6" rounds to 18'). This data should match the ground contour elevations for site depiction submitted under ITEM #20.

ITEM #17. Enter the total structure height above ground level in whole feet rounded to the next highest foot (e.g. 17'3" rounds to 18'). The total structure height shall include anything mounted on top of the structure, such as antennas, obstruction lights, lightning rods, etc.

ITEM #18. Enter the overall height above mean sea level and expressed in whole feet. This will be the total of ITEM #16 + ITEM #17.

ITEM #19. If an FAA aeronautical study was previously conducted, enter the previous study number.

ITEM #20. Enter the relationship of the structure to roads, airports, prominent terrain, existing structures, etc. Attach an 8-1/2" x 11" non-reduced copy of the appropriate 7.5 minute U.S. Geological Survey (USGS) Quadrangle Map MARKED WITH A PRECISE INDICATION OF THE SITE LOCATION. To obtain maps, contact USGS at 1-888-275-8747 or via Internet at <http://store.usgs.gov>. If available, attach a copy of a documented site survey with the surveyor's certification stating the amount of vertical and horizontal accuracy in feet.

ITEM #21.

- For transmitting stations, include maximum effective radiated power (ERP) and all frequencies.
- For antennas, include the type of antenna and center of radiation (Attach the antenna pattern, if available).
- For microwave, include azimuth relative to true north.
- For overhead wires or transmission lines, include size and configuration of wires and their supporting structures (Attach depiction).
- For each pole/support, include coordinates, site elevation, and structure height above ground level or water.
- For buildings, include site orientation, coordinates of each corner, dimensions, and construction materials.
- For alterations, explain the alteration thoroughly.
- For existing structures, thoroughly explain the reason for notifying the FAA (e.g. corrections, no record or previous study, etc.).

Filing this information with the FAA does not relieve the sponsor of this construction or alteration from complying with any other federal, state or local rules or regulations. If you are not sure what other rules or regulations apply to your proposal, contact local/state aviation's and zoning authorities.

**Paperwork Reduction Work Act Statement:** A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection displays a currently valid OMB Control Number. The OMB control number for this information collection is 2129-0001. Public reporting for this collection of information is estimated to average 18 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are mandatory for anyone proposing construction or alteration that meets the criteria contained in 14 CFR 77. This information is collected to evaluate the effect of proposed construction or alteration on air navigation and is not confidential. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Office, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-4524.



