



CARLSBAD TOMORROW:
GROWTH MANAGEMENT CITIZENS COMMITTEE

Agenda

September 22, 2022, 5 p.m.
Special Meeting

Faraday Center
1635 Faraday Ave.
Carlsbad, CA 92008

Welcome to Carlsbad Tomorrow: Growth Management Citizens Committee Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Growth Management Citizens Committee and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch

In Person



Growth Management Citizen Committee Meetings take place at the Faraday Center, 1635 Faraday Ave.

Online



Watch the livestream and replay past meetings on the city website, carlsbadca.gov/residents/communication/city-tv-channel

How to participate

If you would like to provide comments to the Growth Management Citizens Committee, please:

- Fill out a speaker request form.
 - Submit the form to staff before the item begins.
 - When it's your turn, staff will call your name and invite you to the podium.
 - Speakers have three minutes unless the presiding officer (usually the chair) changes that time.
 - You may not give your time to another person, but groups can select a single speaker if three other members of your group are present. Group representatives have 10 minutes unless that time is changed by the presiding officer.
- **In writing:** Email comments to committee@carlsbadca.gov Comments received by 2:30 p.m. the day of the meeting will be shared with the committee prior to the meeting. When e-mailing comments, if the comment relates to a specific item on the agenda, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record. **Written comments will not be read out loud.**

Reasonable accommodations

Persons with a disability may request an agenda packet in appropriate alternative formats as require by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 760-434-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Thursday before the meeting to make arrangements.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES: *Review and approve minutes from the Aug. 25, 2022, meeting.*

PUBLIC COMMENT: *Members of the public are invited to comment on items both on and not on the agenda. Please treat others with courtesy, civility, and respect. In conformance with the Brown Act, public comment is provided so members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Carlsbad Tomorrow Growth Management Citizens Committee will receive comments for 15 minutes at the beginning of the meeting. As needed, public comments will continue at the end of the meeting. In conformance with the Brown Act, no action can occur on non-agenda public comment items.*

WELCOME & INTRODUCTIONS: *Open meeting and welcome attendees. Review purpose and charge for the committee. Review agenda and meeting format. Allow for any introductions for those staff not present at previous meetings.*

DISCUSSION ITEMS:

1. **COMMITTEE BUSINESS** – Collaborate and discuss the following topics:

- **Open Space Performance Standard.** Receive a presentation from city staff on the existing standard, status of open space, and the city's overall open space system. Group discussion on the standard: Is this standard important to quality of life in Carlsbad? Should this standard be re-evaluated in any way? (Eric Lardy, Principal Planner)
- **Parks Performance Standard.** Receive a presentation from city staff and consultants on the existing standard, status of parks, and some comparisons with other cities. Group discussion on the standard: Is this standard important to quality of life in Carlsbad? Should this standard be re-evaluated in any way? (Kyle Lancaster, Director of Parks and Recreation, and Nancy Bragado, Bragado Consulting).

COMMITTEE MEMBER REQUESTS FOR FUTURE AGENDA ITEMS: *Highlight proposed focus for next meeting and invite committee member suggestions for topics or presentations to consider in upcoming meetings.*

PUBLIC COMMENT:

Continuation of the public comments. This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comments section. Any remaining public comments shall be read into the record.

ADJOURN: *Closing comments and adjourn meeting.*

NEXT MEETING:

Wednesday, Oct. 12, 2022, 5 p.m.

Draft Minutes

August 25, 2022

CALL TO ORDER: 5 p.m.

ROLL CALL:

Present:

Primary – Jeff Segall, Scott White, Eric Larson, Stephen “Hap” L’Heureux, Mike Howes, Mary Ryan, Frank Caraglio, Frances Schnall, Harry Peacock, Annika Jimenez, Gita Nassiri, John Nguyen-Cleary, Amy Allemann, Joe Stine, Steve Linke, Patricia Mehan

Alternate – Jan Neff-Sinclair, Thierry Ibri, Angela O’Hara, Lisa Stark, Jamie Jacobs, Allen Manzano, Art Larson, Marissa Steketee, Patrick Goyarts

Absent:

Primary – Fred Briggs, Chad Majer, William Sheffler

Alternate – Ron Withall, Casey Carstairs, Terence Green, Matthew Reese, Erin Nell, Nora Jimenez George, Kevin Sabellico, William Fowler

APPROVAL OF MINUTES:

Motion by Scott White, seconded by Gita Nassiri, to approve the July 28, 2022 minutes as amended.

PUBLIC COMMENTS:

One public comment was received.

1. Walkable Parks –

Gary Nessim encouraged the city to consider making a standard that would allow for parks and/or open space areas to be within a walkable distance from everyone’s home. He further explained how this was accomplished in other developed areas within the city such as the area surrounding Pine Park.

WELCOME AND INTRODUCTIONS:

Meeting opened with a welcome to attendees from Committee Chair Eric Larson, including a reminder of the Committee’s charge and the limited areas in the city where new growth could occur. City Planner Eric Lardy then briefly reviewed the committee’s purpose, the 11 existing performance standards, and the step-by-step process for the overall Growth Management Plan update. Facilitator Susan Harden reviewed the meeting agenda.

DISCUSSION ITEMS:

COMMITTEE BUSINESS:

- **Population Projections.** City Planner Eric Lardy provided a presentation on City of Carlsbad population projections versus SANDAG projections. Committee members asked questions about General Plan requirements for housing and how projections could change with the future Regional Housing Needs Allocation (RHNA) cycle. It was noted that population projections are just an estimate, and many unknown factors could influence the ultimate buildout numbers.

There was discussion about the direction from the City Council to the committee, specifically that the growth management performance standards being discussed and potentially updated by the committee will only apply to new development. It was emphasized that the Committee Charter approved by the City Council emphasized that the key role for the committee is to recommend what should be included while updating the growth management standards. Funding decisions, development of fees and regulations to implement the standards will follow in a multi-year process.

- **Mobility & Circulation Performance Standard (Continued).** City of Carlsbad Transportation & Mobility Manager Nathan Schmidt, Stephen Cook from Intersecting Metrics, and City of Carlsbad Transportation Director Tom Frank, provided a short presentation on the existing standard for mobility and circulation, including some potential alternatives to the current standard of Multi Modal Level of Service (MMLOS), including Personal Miles Traveled (PMT) and other tools.

Several clarifying questions were asked and the following key thoughts, questions and considerations specific to the performance standard were captured:

- Keep MMLOS as the standard; keep monitoring inexpensive and focused.
 - How would the city or developer measure or monitor PMT? Concerned about timing and complexity; is the PMT model flexible?
 - Solana Beach uses PMT and was briefly described. Committee would like to hear more about how this works in Solana Beach.
 - Need for flexibility.
 - Potential to develop with a “shopping” list of custom standards instead of just one.
 - New options presented tonight are exciting.
 - The current standard seems to be “broken” or not implemented appropriately
 - There seems to be a number of exemptions from the current standard and a missing link between what people want – multimodal transportation and increased multimodal safety rather than simply the number of cars on the road.
 - The PMT model can be updated regularly to reflect future mobility options and advancements in technology.
 - Signal timing should be incorporated into improvements that are funded by the standard.
 - A real and comprehensive nexus study is needed.
 - Must target the standard to specific needs while also looking at the bigger multi-modal vision/system.
 - Direct mitigation comes from MMLOS while indirect mitigation comes from PMT. Possibly use both.
- **Libraries Performance Standard.** Fiona Everett, Senior Management Analyst, and Katie Nye and Sheila Crosby, Deputy Directors of Library & Cultural Arts, provided a presentation on the existing standard and status of library facilities in the City of Carlsbad. Committee members and library staff discussed trends since COVID, storage and spatial needs, and the importance of the City of Carlsbad Library to the city’s culture. Group discussion followed, which centered around the

following two questions: Is this standard important to the quality of life in the City of Carlsbad? Should the standard be re-evaluated in any way?

The following key thoughts, questions and considerations specific to the Performance Standard were captured:

- The current standard has worked well for the library system
 - Library currently supports and provides cultural arts space and programming – consider separating into two distinct standards
 - Foot traffic continues to increase
 - What has digital technology done for storage demand?
 - Storage needs haven't gone down but the opportunity for technological spaces, like play areas, space for "library of things" rentals, etc., has gone up. More space would be beneficial.
 - Is the geographic accessibility adequate? Consider addition to the west of I-5?
 - Should the fees continue to be collected or are current facilities adequate?
- **Committee meeting schedule and topics.** Committee Chair Eric Larson discussed future meeting dates and future agenda items to be discussed. It was noted that an additional meeting on Nov. 30 was being added to the original schedule.

COMMITTEE MEMBER REQUESTS FOR FUTURE AGENDA ITEMS:

- Committee members requested clarifying information on which standards apply to residential development and which standards apply to both residential and commercial development. Members also requested further clarification on the role of the committee and the final product.

PUBLIC COMMENT: None

ADJOURNMENT:

Chair Eric Larson adjourned the duly noticed meeting at 8:03 p.m.

Bailey Warren - Minutes Clerk

CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE
STAFF REPORT – Exhibit 1
SEPT. 22, 2022

OPEN SPACE STANDARD

Fifteen percent of the total land area in the zone [Local Facility Management Zone] exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.

PURPOSE OF THIS REPORT

This report is informational only and is intended to help guide the Carlsbad Tomorrow – Growth Management Citizens Committee’s discussion on the Growth Management open space standard, as well as open space in Carlsbad more generally.

APPLICABILITY OF THE OPEN SPACE STANDARD

Open space to meet the standard is provided concurrent with approval of development projects within the Local Facility Management Zones where the standard applies, which is Local Facilities Management Zones 11 – 15 and 17 – 25. The standard does not apply in Zones 1 – 10 and 16. A map of the facility zones is provided in **Attachment 1 – Local Facilities Management Zones Map**.

BACKGROUND

The history of the open space standard is helpful in understanding its applicability today. Below is a summary of the standard’s history. It should be noted that the open space provided to meet the open space standard does not represent all of the open space in Carlsbad (see section titled Open Space Categories for more information).

- Report of the Citizens Committee for the Review of the Land Use Element (July 1985)
The committee delivered its [report](#) in July 1985 and its recommendations were used as the basis for developing the growth management facility standards. On the topic of open space, the committee did not recommend a growth management standard for open space; instead:

- The committee determined that the amount of open space designated in the Land Use Element was an adequate amount (a minority of the committee thought there wasn’t enough open space). Information provided to the 1985 committee indicated that approximately 25 percent of the city’s total land area at that time was designated open space.

Note: today, 38 percent of the city’s total land area is designated as open space (**Attachment 2 – Open Space Map**).

- The committee recommended the General Plan Land Use Element define four categories of open space for: 1. preservation of natural resources; 2. managed production of resources; 3. outdoor recreation; and 4. public health and safety.

Note: today’s General Plan Open Space and Conservation Element defines four categories of open space for: 1. Preservation of natural resources; 2. Managed production of resources; 3. Outdoor recreation; and 4. Aesthetic, cultural and educational purposes.

The committee recommended:

- All four categories of open space be addressed in future master plans.
- Future development be prohibited from designated open space areas
- The city ensure public access and maintenance of accesses to lagoons and beaches
- The city encourage maximum parking accommodations to enhance use of the beach

Note: the city implemented these recommendations through various policies and regulations.

- Public Facility Standards (July 1986) and Citywide Facilities and Improvements Plan (Sept. 1986)

In July 1986, the City Council adopted the Growth Management Ordinance (Carlsbad Municipal Code Title 21, Chapter 21.90) and the public facility standards for the Growth Management Program. In September 1986 the standards were incorporated in the Citywide Facilities and Improvements Plan. The adopted open space standard was “Fifteen percent of the total land area in the zone exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.”

The Citywide Facilities and Improvements Plan specified that the open space standard applies in some Local Facility Management Zones (Zones 11 – 15 and 17 – 25), but not others (Zones 1 – 10 and 16) because those zones were determined to have already been developed or to have already met the standard (**Attachment 1 – Local Facilities Management Zones Map**). This methodology is consistent with traditional land use methodology which applies new standards prospectively. (See 2020/2021 Growth Management Program Monitoring Report p. 27; *Friends of H Street v. City of Sacramento* (1993) 20 Cal.App.4th 152, 169 [California's planning statutes "address future growth, and do not require local governments to bring existing neighborhoods and streets into compliance with the general plan."].)

The following are some key facts during the development of the open space standard.

- Following the 1985 committee report, as part of the development of the Growth Management Program, the city identified areas that were, at the time, “urbanized” (developed areas) “urbanizing” (some development or some level of planning completed, such as an existing master plan) and “future urbanizing” (very little to no development and no existing master plan). See **Attachment 3 – 1986 Development Status Map and Information**.
 - A comparison of the Local Facilities Management Zones map (**Attachment 1**) and the 1986 Development Status Map (**Attachment 3**) shows that the zones where the open space standard is applicable (Zones 11 – 15 and 17 – 25) align, for the most part, with the areas identified in 1986 as “future urbanizing,” which is where future master plans would be required (e.g., Aviara, Bressi Ranch and Quarry Creek master plans) and is consistent with the 1985 committee recommendation for master plans to provide additional future open space.
 - The “urbanized” areas were already developed, and the “urbanizing” areas had previously approved development or master plans. Although the open space standard was not applied to the “urbanizing” areas, the existing approved master plans within these areas provided open space as required by city regulations in place at the time. Prior to the Growth Management Program and the open space standard, the city’s

zoning ordinance required 15 percent of the total area of any master plan to be designated as open space. This 15 percent standard differs from the Growth Management open space standard because it applies to the total land area of a master plan and does not exclude environmentally constrained non-developable land.

Following the adoption of the Growth Management Program, the city continued efforts to prioritize the protection of open space in Carlsbad. A summary of those efforts is provided in **Attachment 4 – Summary of Carlsbad’s Open Space Preservation History**.

FACILITY PERFORMANCE ANALYSIS

As stated above, open space to meet the standard is provided concurrent with the approval of development projects within the Local Facility Management Zones where the standard applies.

As development projects are processed through the city’s review process, they are evaluated to verify that all regulations and standards are satisfied, including the growth management open space standard, if applicable. The decision-making body (Planning Commission or City Council) makes a finding that all requirements are met.

To date, approved development projects and dedication of open space has been found to satisfy the open space standard in Local Facility Management Zones 11-15, 17-21, and 23-25. In Local Facility Management Zone 22, the approved development to date has not yet met the open space standard; however, as future development occurs in this zone, additional open space will be required.

FUNDING AND OBTAINING OPEN SPACE

Open space provided to meet the Growth Management open space standard is provided concurrent with new development, and is typically private open space (e.g., recreation areas and landscape buffers) within a development that is paid for and maintained by the developer and community (HOA).

In general, cities can obtain open space through dedications or fees from developers for public facilities and can require a certain amount of land in a development be left in open space. When requiring open space on privately owned land, the city must ensure the owner is not denied a reasonable use of their land and that the owner is not denied the right to develop their property, unless the owner is willing to sell their land and is compensated.

In addition to developer dedication of open space to meet the Growth Management open space standard, there are other methods the city can use to acquire open space, including:

Acquisition in Fee

The city purchases property at fair market value. Fund sources could include:

- The General Fund (\$1 million spend limit without vote)
- Voter approved bond measure or special tax. An example of voter approved funding in Carlsbad is Proposition C, which was passed by the voters in 2001 and authorized the City Council to spend up to \$35 million on four projects of community interest, one of which was open space and trail linkages. See Attachment X, which includes a description of Proposition C and related open space acquisition.
- Require developers to pay into a fund that could be used for future purchase of open space.

- As discussed below, to comport with the original intent that open space can be achieved “without having to buy it,” the expenditure of open space funds would be limited by the amount received from private development projects.

Negotiated Open Space

The city requires open space as part of approval of a development project, such as:

- Require dedication of park land or payment of a fee in-lieu of dedication. The city currently collects park fees in-lieu of dedication.
- Allow a property owner to transfer the permitted density for the whole site to a smaller portion of the site in exchange for retaining the other portion in open space. The city currently allows this.
- Require a percentage of development projects to be open space. In Local Facility Management Zones where the Growth Management open space standard is applicable, the city already requires 15 percent of development projects, excluding constrained lands, to be open space.
- Require a development project to dedicate nondevelopable areas (e.g., steep slopes, wetlands, floodways, sensitive habitat) as open space (note: this is not Growth Management open space). While the city has identified most nondevelopable areas and has dedicated them as open space, new development projects throughout the city are evaluated to determine if any land area should be retained in open space due to environmental constraints.

In 1988, the city formed a citizens committee to review the city’s open space programs; the committee’s [report](#) was completed in July 1989). As part of the committee’s work, city staff provided information on the open space standard and stated: “that the amount of open space now required under the Growth Management Plan can be achieved without having to buy it, but also that the city has pushed to the limit what can be achieved without a monetary acquisition program.” This remains true today.

Examples of How the City Provides and Protects Open Space Overall

The examples below (not a complete list) show that the Growth Management open space standard is not the only method the city uses to provide and protect open space.

- General Plan – designates all dedicated open space areas as “open space” on the Land Use and Open Space Maps and includes policies that protect these areas from development.
- Habitat Management Plan – guides the design, management, monitoring, and public use of the city’s natural open space preserve system.
- Growth Management Open Space standard – in Local Facility Management Zones where the standard applies (Zones 11-15 and 17-25).
- Growth Management Parks standard – parks are also considered open space.
- Trails Master Plan – identifies where trails will be constructed; trails are open space.
- Zoning Ordinance
 - Open Space Zone applied to all areas designated by the General Plan as “open space” and specifies regulations that protect these areas from development.

- Chapter 21.210 Habitat Preservation and Management Requirements – assures compliance with the Habitat Management Plan.
- Chapter 21.38 Planned Community Zone – requires 15 percent of the total area of a master plan to be open space (primarily aligns with the areas subject to the Growth Management open space standard).
- Chapter 21.209 – Cannon Road Agricultural/Open Space Zone – supports continued agriculture and identifies authorized open space uses on agriculture areas south of Cannon Road and east of Paseo Del Norte.
- Various other development standards that require open space, recreation areas and landscaped buffers/setbacks within development projects.

OPEN SPACE CATEGORIES

Open space is one of Carlsbad’s defining features and serves several different purposes. Open space to meet the growth management standard is just a part of all the open space in Carlsbad. Many open space areas are conserved as natural habitat. Other open space areas fulfill both habitat conservation and recreational needs or are specifically designated for recreational use.

Land within the Carlsbad covers about 39 square miles (25,021 acres), 38 percent of which is designated as open space. About 78 percent of this open space is comprised of natural open space such as native habitats, lagoons, and streams. The city’s open space network boasts three lagoons, over 67 miles of trails, and almost seven miles of coastline. **Attachment 2 – Open Space Map** is a map of all dedicated open space in Carlsbad, of which some is open space dedicated to meet the open space standard in Local Facility Management Zones 11 – 15 and 17 – 25. Open space overall has been designated throughout Carlsbad in the following four categories:

Table 1: Categories of Open Space

#	Category	Description	Percentage of Total Open Space
1	Protection of natural resources	Plant and animal habitat, nature preserves, beaches and bluffs, wetland and riparian areas, canyons and hillsides, and water features such as lagoons and streams. Note: the Carlsbad Habitat Management Plan (2004) is the city’s primary guide on the natural habitat areas of the city that should be protected and dedicated as open space.	78%
2	Managed production of resources	Agriculture areas north and south of Cannon Road, aquaculture (Hubbs SeaWorld Research Institute), water management (Maerkle Reservoir), and could include commercial fisheries, and mineral resources.	3.5%
3	Outdoor recreation	Public parks and recreation areas, school playfields, golf courses, and private recreation areas in development projects.	12.5%
4	Aesthetic, cultural and educational purposes	In Carlsbad this type of open space primarily consists of land use buffers and ornamental landscaping around and within development projects; other examples could include greenbelts providing separation from surrounding communities, arboreta, and botanical gardens.	6%

QUESTIONS ABOUT THE OPEN SPACE STANDARD

There have been a number of questions about the existing standards and history of them. This section summarizes the some of those questions and the information available.

Applicability of the standard

Questions have been raised on why the open space standard does not apply to Local Facilities Management Zones 1 – 10 and 16. That was a determination made by the City Council when they adopted the Citywide Facilities and Improvements Plan and the open space standard in 1986.

Furthermore, the 1985 committee determined that open space was adequate and that future master plans should provide more open space, which would occur in the areas identified as “future urbanizing areas” (**Attachment 3 – 1986 Development Status Map and Information**). Zones 1 – 10 and 16 were in areas where no new master plans were anticipated (“urbanized” areas) or in areas where there was approved development or master plans (“urbanizing” areas). The approved master plans within the “urbanizing” areas did provide open space to meet the standard applicable to them (Zoning Ordinance requirement for master plans to provide 15 percent of the master plan area as open space).

Is there a 40 percent open space requirement?

There have also been some misconceptions that there is a standard that requires 40 percent open space. There is no requirement or standard that requires 40 percent open space per individual projects or on a citywide basis.

As explained in the 2015 General Plan Environmental Impact Report Master Response MR1-2, neither Proposition E nor the Citywide Facilities and Improvements Plan (CFIP) performance standards required 40 percent open space. Proposition E states “emphasis shall be given to ensuring good traffic circulation, schools, parks, libraries, open space, and recreational amenities.” The CFIP open space standard states “Fifteen percent of the total land area in the zone, exclusive of environmentally constrained non-developable land...concurrent with development.” The CFIP also states that LMFZ Zones 1-10 and 16 “are already developed or meet or exceed the requirement” and are not required to comply with the open space standard. Generic references to 40 percent open space, are a shorthand estimate derived by adding the 25 percent estimated constrained lands to the 15 percent CFIP open space standard. However, this shorthand estimate does not take into account that the CFIP exemption; i.e. 15 percent open space standard applied to only 14 of the 25 Local Facility Management Zones, rather than the entire city.

A July 8, 1986, City Council staff report on the facility standards states: “compliance with this [open space] standard should result in approximately 35 to 40% of the total land area in the city being open space when the city is fully built out.” A couple years later, a June 27, 1988, staff report to an open space committee, stated that “staff has estimated that approximately 10,000 acres or 38.5% of the total land area in the city is projected to be set aside for open space uses.

The reference to 40 percent open space was an estimate, not a standard or goal. Today, 38 percent of Carlsbad is dedicated as open space; it seems the estimate was fairly accurate.

Open Space in Local Facilities Management Zone 9

As noted previously, the open space standard does not apply to Local Facilities Management Zone 9 (**Attachment 1 – Local Facilities Management Zones Map**), which includes part of the Ponto area and the majority of the zone is subject to the Poinsettia Shores Master Plan. This is an area where the city has received community comments stating that the zone does not meet the open space standard and more open space is needed. In 1986 the City Council determined that the open space needs for Zone 9 had been met and therefore the open space standard does not apply to Zone 9.

Zone 9 was an “urbanizing” area when the Growth Management Program was being developed. A master plan was approved for the area (Batiqitos Lagoon Educational Park Master Plan). The master plan met the open space standard required at the time (Zoning Ordinance), which is 15 percent of the total area of the master plan.

The following is a summary of actions related to Zone 9 that relate to the open space planned in that area:

- Oct. 1, 1985 – Batiqitos Lagoon Educational Park Master Plan approved by City Council and, as required by the zoning ordinance at the time, was required to provide a minimum 15 percent of the total master plan area as open space.
- May 6, 1986 – City Council staff report on development of the Growth Management Program:
 - City council directed staff, working in conjunction with the developer of Zone 9, to finalize a pilot local facility management program to serve as a format model for programs for the other zones. The Batiqitos Lagoon Educational Park Master Plan for Zone 9 had been approved the year before and it was a recent development plan to use as a model.
- June 24, 1986 – Growth Management Ordinance approved (Zoning Ordinance Chapter 21.90):
 - Section 21.90.030(g) allowed development of phase I of the Batiqitos Lagoon Educational Park Master Plan to proceed prior to approval of a Local Facility Management Plan for Zone 9, subject to certain conditions including that the developer agree to participate in the restoration of a significant lagoon and wetland resource area and make any dedications of property necessary to accomplish the restoration. The master plan developer did make the open space land dedications that were needed for the restoration of Batiqitos Lagoon.
- Sept. 16, 1986 – City Council approves the Citywide Facilities and Improvements Plan, including the open space standard with the clarification that the standard is not applicable in Zones 1-10 and 16.
- July 11, 1989 – City Council approves the Local Facilities Management Plan for Zone 9. Other than noting the existing open space within the zone, open space was not further analyzed in the plan, as the open space standard does not apply to Zone 9.
- Jan. 18, 1994 – City Council adopts an ordinance approving Poinsettia Shores Master Plan, which replaced the Batiqitos Lagoon Educational Park Master Plan. The related Planning Commission staff report (Oct. 20, 1993) evaluates open space in the master plan as follows:

“The Poinsettia Shores Master Plan will not adjust or modify any existing General Plan designated open space areas or boundaries. Of the project's 162.8 total acres, approximately 34.8 acres are natural lagoon/wetland habitat which have Open Space General Plan designations (planning areas "I", "K", and "L") and have already been dedicated in fee title to the State of California, State Lands

Commissions in accordance with previous BLEP [Batiquitos Lagoon Educational Park] approvals. The master plan has additional open space totaling approximately 11 acres comprised of a community recreation center (planning area "M") and open space areas consisting of blufftop and roadway setbacks. The total master plan open space (approximately 46 acres) represents 28% of the entire master plan area. This exceeds the [Zoning Ordinance] requirement of at least 15% of the master plan area (24.4 acres) to be set aside as open space. As outlined in the Citywide Facilities Improvement Plan and the Zone 9 LFMP, this master plan has complied with all open space requirements. The project is also consistent with the Open Space and Conservation Resource Management Plan and incorporates master plan trails and links with the Citywide Trails System as required. The master plan's frontage on the east side of Carlsbad Boulevard (planning areas "G" and "H") is the location for linkage with the Citywide Trails System. These planning areas will be required to provide for the trail link within the required 40-foot structural setback from Carlsbad Boulevard. ... On August 26, 1993, the master plan's open space program was reviewed by the City's Open Space Advisory Committee and unanimously supported..."

While the open space standard is not applicable to Zone 9, open space has been provided for the area, including private recreation areas, trail linkages and a significant natural open space dedication that helped in the restoration of Batiquitos Lagoon, which is a significant natural resource to the community.

Options for Future Open Space

As described in this report, the Growth Management open space standard is only a part of the open space system in Carlsbad. The applicability of the standard was focused on "undeveloped" areas (in 1986) where large development projects and master planned communities would be built. Most of these previously "undeveloped" areas are now developed or have approved development plans. The existing open space standard has limited applicability in the future.

As the city matures, the city must consider how to continue to protect and provide open space when facing the challenges in securing vacant land available for open space; including the limitations set by new state housing laws that limit the city's ability to reduce residential densities or change residential land to a different use.

Because of the challenges in securing vacant available land for more open space than is currently planned, options for a different open space standard are limited and involve additional cost to the city. As stated above under "funding and obtaining open space," during the city's evaluation of its open space programs in 1988, city staff provided a report that concluded "the amount of open space now required under the Growth Management Plan can be achieved without having to buy it, but also that the city has pushed to the limit what can be achieved without a monetary acquisition program."

As a result of Proposition C (see **Attachment 4 – Summary of Carlsbad's Open Space Preservation History**), the city does have an acquisition program in place. However, the city has faced challenges in acquiring lands for open space, as recommended by the Proposition C open space committee. The city actively looks for properties that could be purchased with this funding; however, a primary challenge is finding a landowner willing to sell their property at a fair market value, which is a requirement for the city.

Attachments

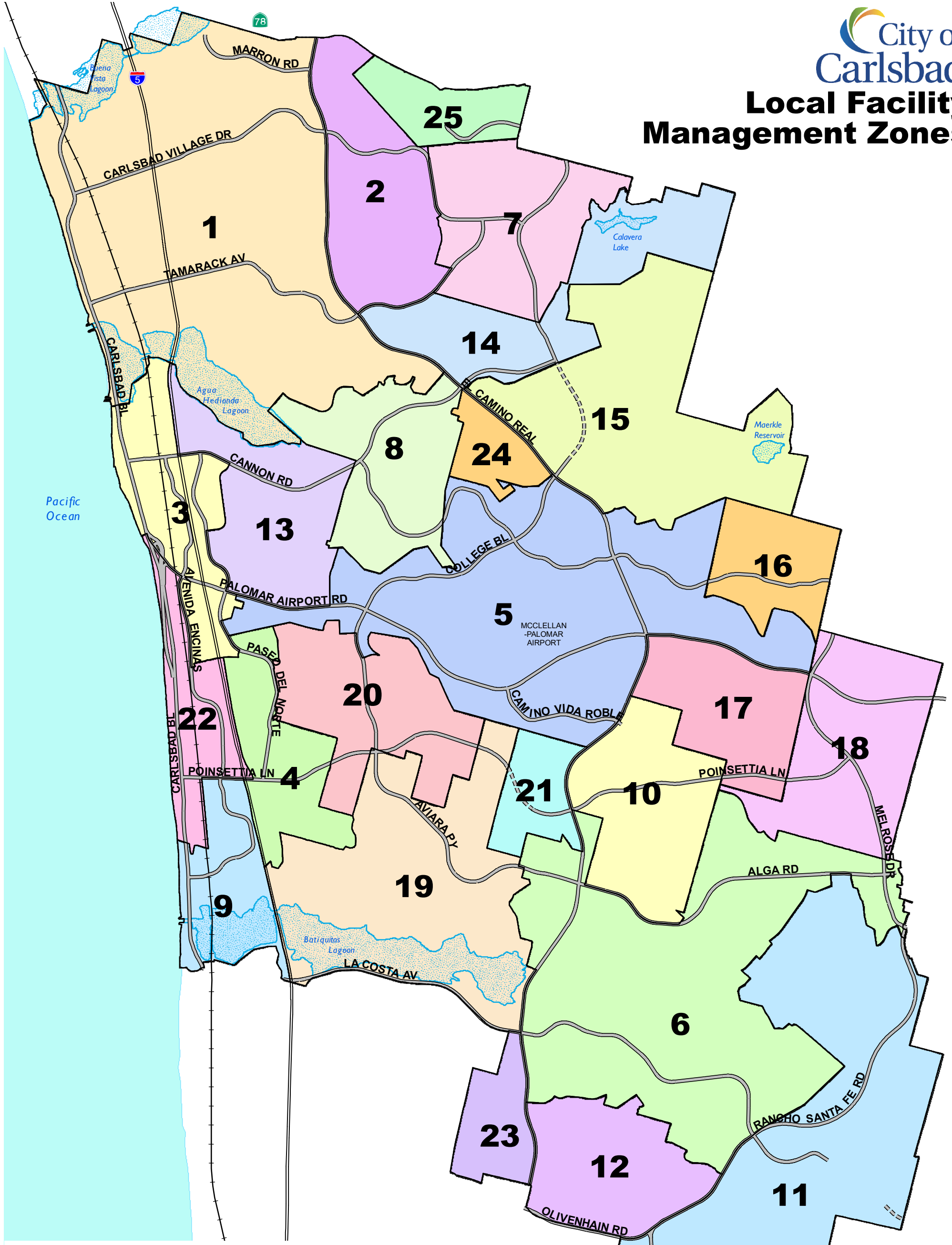
Attachment 1 – Local Facilities Management Zones Map

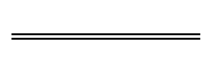

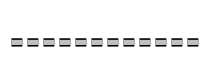
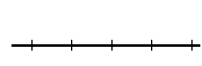
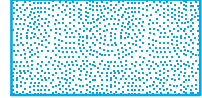
Attachment 2 – Open Space Map

Attachment 3 – 1986 Development Status Map and Information

Attachment 4 – Summary of Carlsbad’s Open Space Preservation History

Local Facility Management Zones



-  Highway
-  Major Street
-  Planned Street
-  Railroad
-  Lagoon



Future Open Space and Visitor Services*

Open Space Categories:

- 1 - Preservation of Natural Resources
- 2 - Managed Production of Resources
- 3 - Outdoor Recreation (Programmed/Unprogrammed)
- 4 - Aesthetic Cultural and Educational Purposes
- Lagoons

- City Limits
- Highway
- Major Street
- Planned Street
- Railroad

* Future open space area is not counted in the open space acreage table on this map. For more information, see General Plan Land Use and Community Design Element, 'Special Planning Considerations: Carlsbad Boulevard/Agua Hedionda Center.'

	Acreage	% of OS	% of City*
1 - Preservation of Natural Resources	7387.9	77.7%	29.5%
2 - Managed Production of Resources	328.8	3.5%	1.3%
3 - Outdoor Recreation (Programmed/Unprogrammed)	1185.8	12.5%	4.7%
4 - Aesthetic Cultural and Educational Purposes	602.1	6.3%	2.4%
Total	9504.6		38.0%

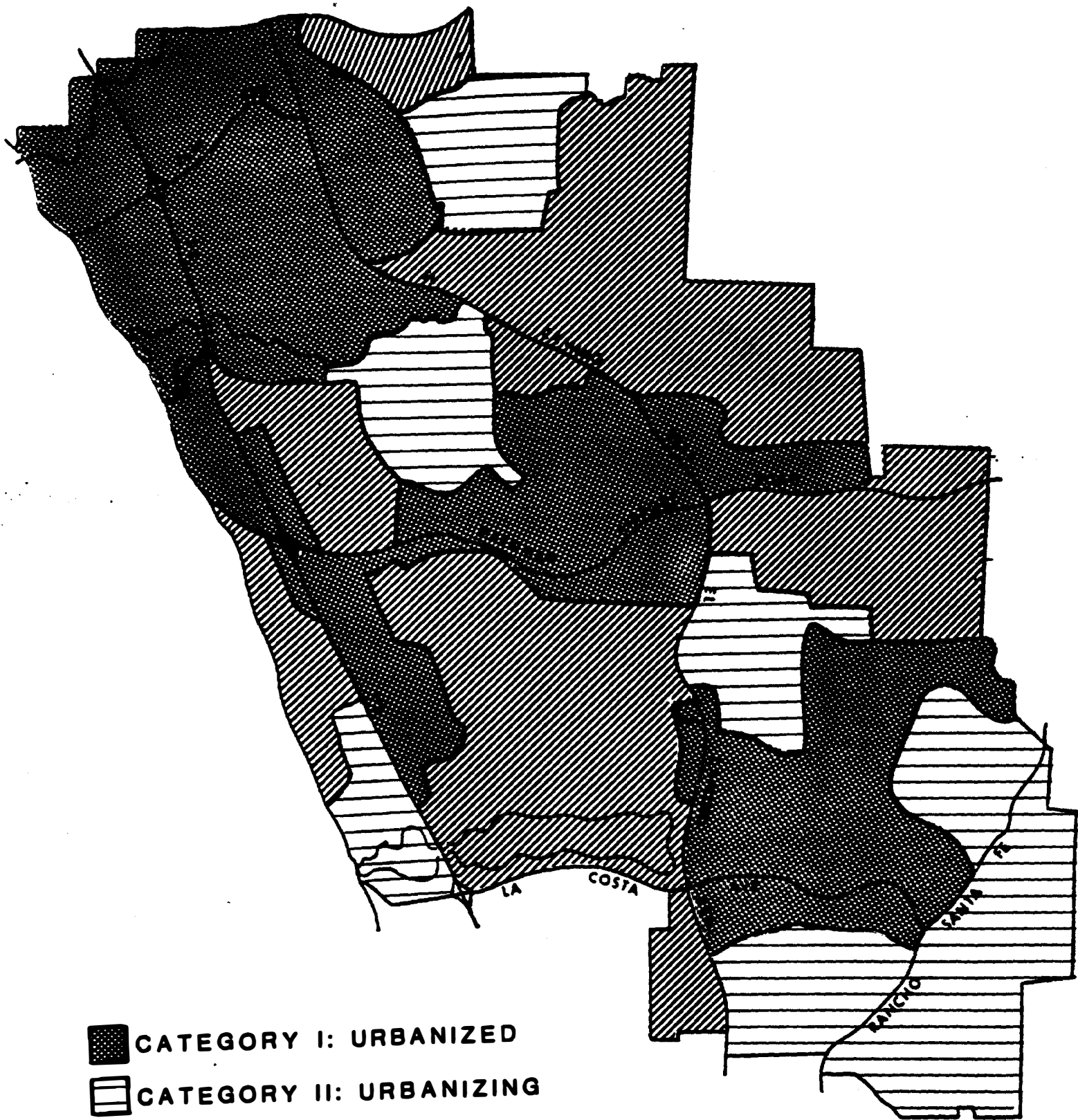
PLEASE NOTE: Open space areas on this map are derived from the San Diego County assessor parcel map from SanGIS.org, which is the best mapping base currently available for a city-wide perspective. However, the parcel lines and the open space areas within them must be considered as approximations only, and are not to be used to establish definitive lines of ownership or land status.




THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

GIS parcel data is derived from SanGIS/SANDAG downloadable data - www.sangis.org. Copyright SanGIS 2019.



Developmental Status Map



-  CATEGORY I: URBANIZED
-  CATEGORY II: URBANIZING
-  CATEGORY III: FUTURE URBANIZING

DEVELOPMENTAL STATUS CATEGORIES

City divided into three categories based upon their overall developmental status, level of urbanization and existing level of adequacy of public facilities and services. The three categories and the criteria used as a guide for each one is as follows:

I. Urbanized

1. Older developed areas of City.
2. Primarily developed or immediately contiguous or surrounded by developed areas.
3. Additional development considered infill.
4. Public facilities basically adequate for level of anticipated, additional development.
5. Infill requirements in terms of completing public facilities or infrastructure.

II. Urbanizing

1. Some development in area.
2. Newer developing area of City.
3. Some level of planning already completed (i.e., existing master plan).
4. Adjacent to or considered a logical extension of a Category I (Urbanized) area.

III. Future Urbanizing

1. Very little or no development.
2. Isolated from existing services and facilities.
3. Isolated from existing development (i.e., not immediately adjacent to or surrounded by a Category I or II area (Urbanized or Urbanizing)).
4. No existing master plan or existing master plan outdated.

The significance of the categories is as follows:

- A) Required degree of detail and level of the sophistication for preparation of a Developmental and Community Facilities Management Program (see Attachment 5). Additional detail and planning will be required in order to prepare a management program for the category in which an area or property is located.

	Specific Public Facility/Service Requirements (WHAT)	Phasing - Timing of Public Facility /Service Requirement (WHEN)	Funding Source/ Mechanism For Requirement (HOW)
Category II			X
Category II		X	X
Category III	X	X	X

X - Detailed Planning Needed

- B) City staff to prepare proposed management program for Category I (Urbanized) areas. Priority for preparing and reviewing management programs for other categories is proposed to be as follows:

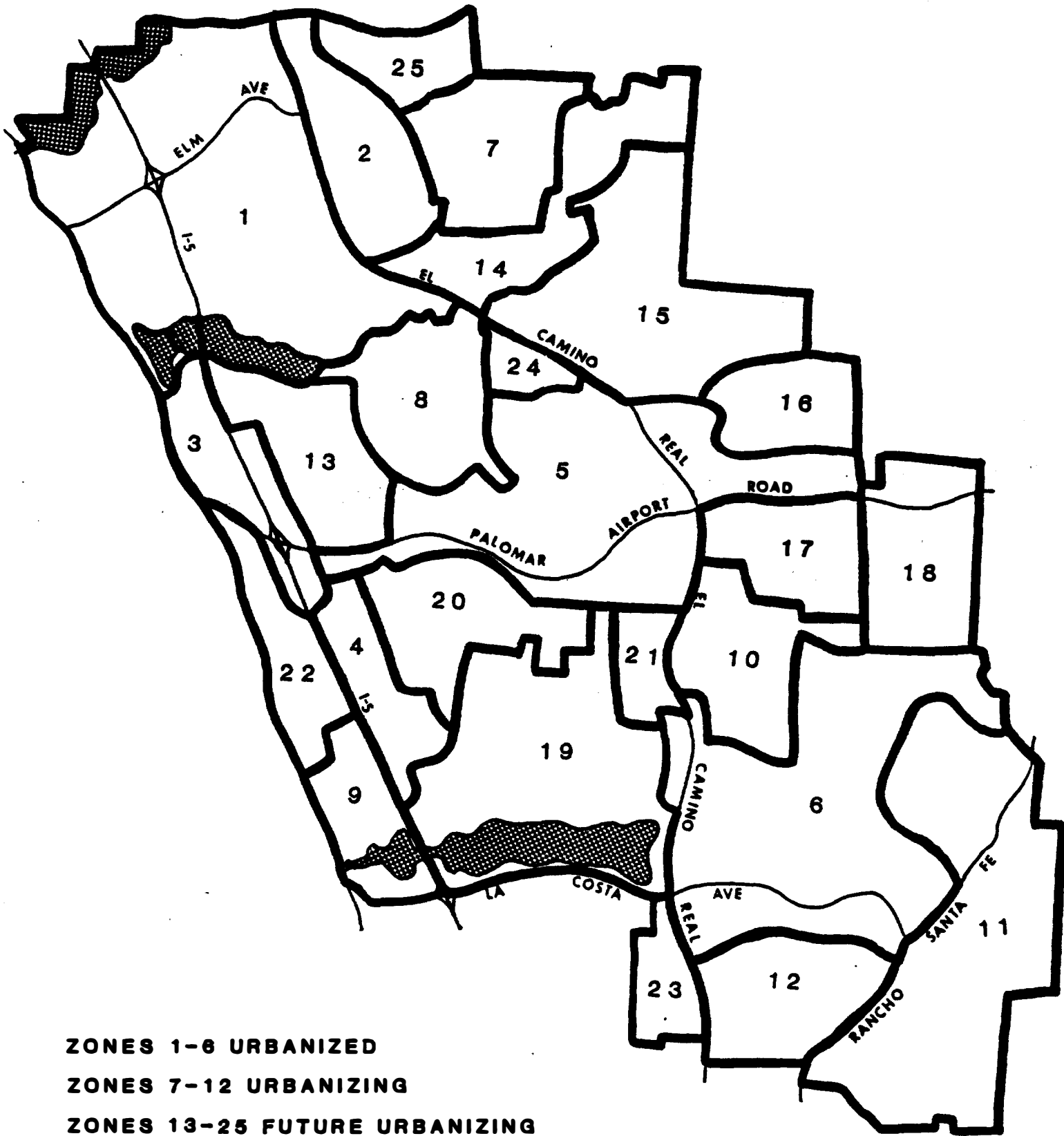
1st Priority - Category II (Urbanizing)
2nd Priority - Category III (Future Urbanizing)

- C) Priority for determining City involvement and level of participation in providing facilities or correcting inadequacies (i.e, capital facilities programming, assessment district formation, bond financing) is proposed to be as follows:

1st Priority - Category I (Urbanized)
2nd Priority - Category II (Urbanizing)
3rd Priority - Category III (Future Urbanizing)

(B) and (C) above will tend to favor and encourage infill development.

Developmental and Community Facilities Management Zones



ZONES 1-6 URBANIZED
ZONES 7-12 URBANIZING
ZONES 13-25 FUTURE URBANIZING

**DEVELOPMENTAL AND COMMUNITY FACILITIES
MANAGEMENT ZONE BOUNDARIES**

For developmental and community facilities management and planning purposes the City was divided into 25 zones. These would be similar but on a smaller scale to what some cities call community planning areas. The criteria that was used as a guide for determining the boundaries of the zones was as follows:

1. Boundaries of existing master plans
2. Boundaries of pending master plans
3. Boundaries of potential future master plan areas
4. Availability of public facilities and services
5. Public facility relationships especially the City's planned major circulation network
6. Special district boundaries where appropriate
7. Location with respect to the three developmental status categories (urbanized, urbanizing and future urbanizing)

Summary of Carlsbad's Open Space History

Carlsbad has a long history of prioritizing the protection of open space and natural resources and providing open spaces for community recreation. A summary and links (if available) of some of the major efforts related to open space in Carlsbad include:

- [Citizens Committee for the Review of the Land Use Element](#) (1985) made recommendations on policies related to future growth, including open space.
- [Citywide Facilities and Improvements Program](#) (1986), a part of the [Growth Management Program](#) (1986), sets standards for 11 public facilities, including parks and other open space.
- [Citizens Committee for Open Space](#) (1988-1989) reviewed the city's open space plans and programs and made recommendations on open space protection.
- [Open Space and Conservation Resource Management Plan](#) (1992) called for development of a comprehensive open space system.
- General Plan Open Space and Conservation Element (1994) included policies to guide protection and creation of open space areas, including policies that aligned with the recommendations of the Citizens Committee for Open Space.
- Open Space Advisory Committee (1990-1995) reviewed and made recommendations on the open space of master plans and other major development proposals.
- [Proposition C](#) (2002) authorized the City Council to spend more than \$1 million to acquire open space and build trails. As of 2022, the city has spent \$4.2 million on open space and trails projects, including South Shore Agua Hedionda Lagoon Trail Improvements, Arroyo Vista Trail Extension, Lake Calavera Trails, 6125 Paseo del Norte open space purchase and Aura Circle open space purchase. \$1.8 million remains budgeted for future open space purchases.
- [Trails Program Report](#) (2001) and Trails Implementation Plan (2002) outlined a future vision for a citywide trails plan and identified private trails to be made public and new public trails to be built.
- [Community Forest Management Plan](#) (2002/2019) describes how the city will care for its trees (on city owned properties), provides a list of the tree species the city can plant in areas adjacent to public streets, and sets a goal of increasing the overall number of trees on city owned or controlled properties.
- [Habitat Management Plan](#) (2004) guides the preservation and protection of sensitive biological resources within the city while allowing for continued economic development. The plan guides the design, management, monitoring, and public use of the city's natural open space preserve system. Carlsbad is the only North County city with an approved Habitat Management Plan, which is a 50-year comprehensive biological approach to preserving natural land for plant and animal species.
- [Open Space Management Plan](#) (2005) establishes procedures, standards, guidelines and conditions for long-term conservation and management of sensitive species and habitat.
- [Proposition C Open Space and Trails Ad Hoc Committee](#) (2005 – 2007); established a prioritized list of potential property acquisitions for open space protection and trail linkages. The committee's recommendations aided the City Council in the use of Proposition C funds (see "Proposition C", above).

- [General Plan Open Space and Conservation Element](#) (2015) provides policies that address the communities open space needs for habitat and resource conservation, and parks and recreation.
- [Parks and Recreation Department Master Plan](#) (2015, update in process) identifies needs and priorities for park and recreation facilities; provides a guide to achieve a balance of programming, facilities and amenities.
- [Trails Master Plan](#) (2019) is a blueprint for how city trails will be developed and managed in the future.
- [Carlsbad Preserve Management Plan](#) (2021) provides management, monitoring, and reporting guidelines for the conservation goals for certain properties owned and managed by the City of Carlsbad.

CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE
STAFF REPORT – Exhibit 2
Sept. 22, 2022

PARKS STANDARD

3.0 acres of Community Park or Special Use Area per 1,000 population within the park district [city quadrant] must be scheduled for construction within a five-year period beginning at the time the need is first identified. The five-year period shall not commence prior to August 22, 2017.¹

PURPOSE OF THIS REPORT

This report is informational only and is intended to help guide the Carlsbad Tomorrow – Growth Management Citizens Committee’s discussion on the Growth Management park standard.

BACKGROUND

The city’s parks standard has evolved from the early 1980s to today but has always been based on a ratio of park land to population and includes a five-year timing threshold. When the Growth Management Program was developed, it was recognized that certain facilities could be constructed incrementally, like sewer and water utilities, while others must be constructed all at once, like parks. When a park is constructed, it must be constructed to full size or in large phases; and therefore, more time for planning, site acquisition and financing is required.

The original intent of the five-year timing threshold was for the park to be in operation when the demand had reached a certain point. In 1986, it was estimated that the amount of development that would produce 1,000 population was 432 new homes; however, it isn’t financially efficient to construct a park in small increments for each 432 homes. Instead, the five-year period allowed demand to accumulate to the point that construction of a full park would be warranted.

Here’s a summary of the history of the park standard:

- Parks and Recreation Element Update (May 1982)
In 1982, as part of an update to the city’s General Plan Parks and Recreation Element, the city decided to focus future park development on community parks and special use/resource areas, and to no longer be responsible for the construction and maintenance of smaller “neighborhood parks.” The objective was for neighborhood recreation facilities to be provided and maintained by private development, such as homeowner associations.

¹ City Council Resolution No. 97-435 states that “scheduled for construction” means the improvements have been designed, a park site has been selected, and a financing plan for construction of the facility has been approved.

A report to a citizens committee in 1985 (see **Attachment 1 – Apr. 19, 1985, Report to Citizens Committee on Parks**) states that a city survey indicated people wanted larger and more active park areas, which contributed to the city’s 1982 decision to provide more community parks.

- [Council Policy Statement No. 32](#) (September 1982)
Policy No. 32 established the Public Facilities Management System (later replaced with the Growth Management Program) and established the minimum service levels for seven public facilities; the minimum service level for parks was “at least two acres of developed community parks, 2.5 acres of special resource areas, and 0.5 acres of special use facilities.”
- [Report of the Citizens Committee for the Review of the Land Use Element](#) (July 1985)
In the mid-1980s, as concern regarding growth intensified, the City Council appointed a citizens committee to the review of the General Plan Land Use Element; The committee delivered its report to the City Council in July 1985. The committee’s recommendations were used as the basis for the growth management facility standards. On the topic of parks, the committee recommended the city increase the park standard to three acres per 1,000 population. The committee also recommended:
 - Retaining the community parks policy and that the city be responsible for development and maintenance of the community park system.
 - Requiring individual developers to provide smaller parks, also referred to as “pocket parks” and active recreation facilities; maintenance of pocket parks shall be the responsibility of homeowner’s associations and remain in private ownership
 - Adopting a policy allowing individual communities to acquire, develop and maintain neighborhood parks. Funding to come from a special assessment district approved by voters.

As part of the committee’s work, city staff provided information on various topic, including parks; see **Attachment 1 – Apr. 19, 1985, Report to Citizens Committee on Parks**.

- Public Facility Standards (July 1986) and Citywide Facilities and Improvements Plan (Sept. 1986)
In July 1986, the City Council adopted the public facility standards for the Growth Management Program; and in September 1986 the standards were incorporated in the Citywide Facilities and Improvements Plan. The adopted parks standard at this time was:
 - “Three acres of community park or special use area per 1,000 population within the Park District, must be scheduled for construction within a five-year period.”
 - “Macario Canyon” (later renamed Veteran’s Memorial Park) was identified in the Citywide Facilities and Improvements Plan as a planned community park and the estimated acreage at the time (100 acres) was divided equally among the four quadrants (25 acres each). See **Attachment 2 – Park Standard Excerpt from 1986 Citywide Facilities and Improvements Program**.

After adoption of the parks standard, the city continued to charge park fees (in-lieu of park dedication) and utilized the funds for park construction. The park fee was originally established in 1966 and has been updated overtime. See Impact Fees/Facilities Financing section below for more information on park funding.

- City Council Resolution No. 97-434 and 97-435 (April 1997)
In April 1997, the City Council received a 10-year anniversary report on the Growth Management Program and adopted resolutions amending the population related public facility standards, including the parks standard. The revisions added the following to the park standard:
 - Three acres of Community Park or Special Use Area per 1,000 population within the Park District must be scheduled for construction within a five-year period **or prior to construction of 1,562 dwelling units within the Park District, beginning at the time the need is first identified.**

The addition of a dwelling unit threshold was intended to clarify the number of homes the city estimated would be built in a five-year period, which at that time (1997) was 1,250 homes per year citywide or 312 homes per year per quadrant (park district). The threshold of 1,512 dwelling units is equal to 312 new dwellings per year for five years.

- City Council Resolution No. 2017-170 (August 2017)
The City Council approved an amendment to the park standard that removed the 1,562 dwelling unit threshold and added a new requirement for the five-year threshold for park construction to commence on the date the City Council approved the parks standard amendment. This amendment resulted from concerns about linking the timing of the construction of a new park to the construction of 1,562 dwelling units, as the General Plan anticipates the remaining residential capacity in certain quadrants of the city to be less than 1,562 dwelling units. If the dwelling threshold of the standard cannot be met, this technically could mean that more park acres would not be built to meet the population demand. Therefore, the park standard was amended to read as it does currently (see page 1, above).

Parks Planning and Status

The Carlsbad Parks & Recreation Department offers a variety of programs and services to promote health and wellness and has been nationally accredited by the Commission for Accreditation of Park and Recreation Agencies for excellence in operation and service. The City of Carlsbad’s park system includes 42 community parks and special use areas and over 67 miles of trails that provide outdoor recreational opportunities and conserve open space for residents and visitors. The Carlsbad General Plan describes community parks and special use areas, as follows:

“Community parks are typically 20-50 acres in size (though there are several smaller parks “grandfathered” into this classification) and designed to serve the recreational needs of several neighborhoods, with a focus on serving families from the vicinity with daily frequency. Community parks generally provide active and passive use amenities; however, they are not limited to the exclusive use of either.”

“Special use areas are typically between one and five acres in size, with only one or two basic uses, which can be either active or passive in orientation. Examples include, but are not limited to, swim facilities, skate parks, dog parks, tennis courts or picnic areas. School sites that operate under a joint-use facility agreement between the City of Carlsbad and a school district are also included in the inventory.”

There are other types of parks not defined by the General Plan that could be utilized in future planning. Pocket parks, sometimes called Parkettes, are small parks typically less than one acre and are located within urban or suburban neighborhoods.

There are several plans that guide the planning and operation of the city’s public parks and recreation system including the [Citywide Facilities and Improvements Plan](#) that specifies the parks standard; the [General Plan](#) for long range goals and policies; the [Parks & Recreation Department Master Plan](#) (which is currently being updated) to guide priorities, proposed investments and programming; and individual master plans prepared for each park that provide detailed design and construction plans. There is also a [Trails Master Plan](#) that provides a framework for the city’s comprehensive trail system. While the trails system offers recreation throughout the city, trails outside of park boundaries are not counted toward the parks standard. For additional information, see **Attachment 3- Parks Planning Process**.

In addition to public parks provided and maintained by the city, the city’s Zoning Ordinance has standards that require recreation areas within planned developments (condominiums and small lot residential projects) and master planned communities (e.g., Bressi Ranch, Aviara, Poinsettia Shores, Villages of La Costa, Calavera Hills, etc.). These recreation areas supplement the city’s public parks and provide recreation in closer proximity to the residents of those areas. However, these recreation areas are not maintained by the city and are not included in the inventory of public parks to meet the city’s park standard.

The park standard has greatly contributed to the availability of parks throughout the city. As shown in Table 1 below, all quadrants are in compliance with the park standard. The scheduling for construction of Veterans Memorial Park (Veteran’s Memorial Park Master Plan was approved by City Council on July 26, 2022) resulted in the existing and planned future park inventory for all city quadrants exceeding the projected required acreage at buildout. **Attachment 4 – Carlsbad Park Inventory** lists all of the park facilities and **Attachment 5 – Parks Location Map** shows their location.

Table 1. Park Acreage by Quadrant: Performance Standards, Current Amount, Planned Amount

Quadrant	Current Population	Current Park Acreage required	Buildout Population	Buildout Park Acres Required	Current Park Acreage 2022
NW	31,360	94.1	39,126	117.4	131.7
NE	18,189	54.6	22,741	68.2	68.7
SW	26,337	79.0	28,834	86.5	93.6
SE	40,140	120.4	42,548	127.6	138.3
Total	116,025	348.1	133,249	399.7	432.4

COMMUNITY INTEREST IN A PONTO PARK

Over the past several years, a community group, People for Ponto, has submitted petitions and correspondence stating that the city does not have sufficient park acres in the southwest quadrant and that the city should acquire land and build a park in the Ponto area. For more information, see **Attachment 6 – Community Interest in a Ponto Public Park.**

POTENTIAL FUTURE PARKS

The park acreage in Table 1 does not include future park projects listed in the Capital Improvements Program (major construction projects) as “partially funded” or “unfunded”. Should funding mechanisms be found, and these parks are built, the additional parks acreage would further aid in meeting/exceeding the growth management parks standard. Future parks may include:

- Robertson Ranch Park (NE – 11.2 acres); partially funded in the CIP. The master planning process for this park is scheduled to begin in FY 2022-23.
- Zone 5 Business Park Recreational Facility (NW – 9.3 acres); partially funded in the CIP.
- Cannon Lake Park (NW – 6.8 acres); unfunded in the CIP.
- South Carlsbad Coastline (SW – approximately 60 acres); not identified in the CIP; as part of current city efforts to plan the realignment of south Carlsbad Boulevard, public land will be freed up and available for other public uses, including the potential for 60 acres of park and recreation uses.

The community parks and special use areas tabulated toward meeting the city’s Growth Management Program park standard are extensive, yet only represent a part of the recreational opportunities offered by the City of Carlsbad. City residents, as well as visitors, enjoy the city’s beaches, natural resource areas, golf courses, lagoons and trails, all of which do not count toward the city’s park standard; and as mentioned above, all planned developments and master planned communities offer private recreation areas for the benefit of residents in those areas. This should be considered when comparing Carlsbad’s population-based parks standard to other jurisdictions that may not have comparable definitions of what counts as parklands, or the existence of beaches, extensive trail systems, natural open spaces, and private recreation areas that provide valuable recreational opportunities. For more information, see **Attachment 7 - Park Standards Benchmarking Analysis.**

Impact Fees/Facilities Financing

City parks projects and their funding sources (Community Facility District No. 1, public facility impact fees, park development impact fees, developer contributions, and general fund) are included in the Capital Improvement Program, which is a chapter of the city’s budget document. The City of Carlsbad Community Facilities District No. 1 was established in 1991, creating a special tax lien on vacant properties throughout the city. The purpose of the CFD was to finance the construction of specific public facilities of citywide obligation and benefit, including Veterans Memorial Park.

In part, parks are also funded by development impact fees paid by developers of residential projects. Carlsbad assesses park-in-lieu fees, which refers to the practice of requiring a residential developer to

pay a fee to satisfy park needs, rather than dedicating land for parks. Park-in-lieu fees are collected by the city for the purchase and development of parkland within each quadrant of the city, and the fees are based on the acquisition cost of parkland. In concept, when enough cash has been assembled the city constructs the next capital improvement project in order of priority. This method forces the city to delay construction of various projects until funds have been collected. However, other financing methods such as reimbursement agreements, assessment districts, debt financing, or others may be used to accelerate construction. Projects in the CIP funded with park-in-lieu fees include future park site acquisition, development and restoration. Park in-lieu fees are the same in the NE, SE and SW quadrants and higher in the NW quadrant. For more information, see **Attachment 7 - Park Standards Benchmarking Analysis**.

Carlsbad's park-in-lieu fees have helped fund the capital cost of park development, but do not contribute to operations and maintenance. Funding for operations and maintenance of park facilities come from the general fund and may also include user fees, partnerships, special permits, rental opportunities, concessions, sponsorships, and other sources. Adjustments to user fees will be explored as a part of the Parks & Recreation Department Master Plan update.

The background section refers to a 1985 citizens committee that recommended retaining the community park policy; the information the committee considered in making their recommendation included the cost of providing and maintaining neighborhood parks. As part of the committee's work, city staff provided a "neighborhood park analysis" that identified 39 neighborhood parks would be needed throughout the city, based on a ½ mile walking distance and other criteria, and those 39 parks would cost the city (in 1985 dollars): \$19.5 million (acquisition), \$11.7 million (construction) and \$1.5 million annually (maintenance); see **Attachment 1 – Apr. 19, 1985, Report to Citizens Committee on Parks**.

Since 1982, the city has required private development be responsible for the cost to provide and maintain neighborhood recreation facilities. Private on-site pocket parks and recreational facilities developed as a part of master planned communities are maintained through homeowners' association dues. Existing neighborhoods or HOAs also have the option to form assessment districts as a means to pay for additional park facilities. However, it is often challenging to gain approval of districts in developed areas with many property owners, as assessment districts require a majority of property owners within the proposed district to vote in support of the new levy.

Visitor and Commuter Demand

Visitors create demands on the parks system, but also generate funds for the city through payment of transient occupancy tax when staying at hotels or vacation rental properties, and sales taxes when eating or shopping at local restaurants and stores. TOT makes up 10% of the city's General Fund.

In an article published in *Parks & Recreation Magazine*, authors Peter Harnik and Abby Martin² discuss the impact visitors and commuters (those who work in the city but don't live there) may have on a city's

² Harnik, Peter and Abby Martin. "How Many Out-of-Towners Are in Your Park?" May 1, 2014. *Parks & Recreation Magazine*, National Recreation and Park's Association.

park system, especially related to high-profile facilities such as Chicago’s Millennium Park and San Diego’s Balboa Park. The authors also discuss how commuters may create a midday increase in usage of park systems, citing examples in the cities of Boston, Pittsburg, Atlanta, Miami and Indianapolis. Harnick and Martin note that major park attractions draw tourism to cities which in turn generate tax revenues, yet these contributions are often not quantified nor are a portion of the increased tax revenues gained directed back to the affected park system budgets. The authors recommend that cities collect data on parks-related tourism and the economic multiplier effect generated, so that a case can be made for greater revenue allocations to parks. User fees for special events and sports tournaments that use park facilities can also help sustain the parks system.

In Carlsbad, the scope of work for the Parks & Recreation Master Plan Update currently underway will study how the city’s user fees compare to other regional jurisdictions.

The city’s Growth Management Ordinance (Carlsbad Municipal Code Chapter 21.90) recognizes the relationship between employment uses and park needs and authorizes special facility fees to pay for improvements or facilities that are related to new industrial development. In November 1987, the City Council adopted its first park mitigation fee for nonresidential development in the Zone 5 Local Facilities Management Plan area (office and industrial area along Palomar Airport Road near the airport). Additionally, a park mitigation fee was required for nonresidential development in the Zone 13 and Zone 16 Local Facilities Management Plan areas (commercial area along Avenida Encinas between Cannon Road and Palomar Airport Road; and the business park on Faraday Avenue at the city’s eastern boundary). The Committee could consider further exploring the application of and potential future use of the nonresidential park mitigation fee.

Benchmarking

Compared to the median of other California cities with similar population densities (above 2,500 per square mile), Carlsbad has a lower persons-per-park ratio, meaning they provide more parks for their population (**Attachment 7, Table 2**).

Looking more specifically at the San Diego region, Carlsbad is compared to the cities of Encinitas, Oceanside, San Marcos, Vista, Poway, Chula Vista, and San Diego. Carlsbad has more park acres per resident than Encinitas, Vista, and Chula Vista, but less park acres per resident than Oceanside, San Marcos, Poway and San Diego (**Attachment 7, Table 3.1**). Carlsbad also has a higher percentage of land area used for parks when compared to Encinitas, Oceanside, San Marcos, Vista and Chula Vista, but a lower percentage than Poway and San Diego (**Attachment 7, Table 3.2**). The City of San Diego’s high park acreage is due in part to its large inventory of open space land; just over three-quarters of its park system lands are undeveloped³.

Park performance standards, set by individual city agencies, help to guide park and recreation development and levels of service, to ensure residents are being provided adequate park services. The standards also influence how much financial contributions are required through developer impact fees.

³ City of San Diego Parks Master Plan Needs + Priorities Report, April 2020. Accessed at: <https://www.sandiego.gov/planning/parks-master-plan>

A population-based metric of required acres per 1,000 residents is a commonly used park performance standard. However, there is variation in what jurisdictions count toward meeting their standard. For example, some jurisdictions count regional parks and pocket or mini parks toward meeting the standard. Carlsbad only counts community parks and special use areas. Table 2 provides a summary of performance standards for selected nearby cities. For more details on benchmarking, please see **Attachment 7 - Park Standards Benchmarking Analysis.**

Table 2. Park Performance Standards

Reference	City	Standard <i>(acres per 1,000 residents)</i>
<i>Citywide Facilities and Improvements Plan (Growth Management Program)</i>	City of Carlsbad	3.0 acres applied in each park district (i.e., city quadrant)
<i>General Plan: Recreation Element (amended 2003)</i>	City of Encinitas	0.25-0.5 acres for Mini Parks 1.0-2.0 acres for Neighborhood Parks 5.0-8.0 acres for Community Parks 5.0-8.0 acres for Special Use Parks No standard for Regional Parks
<i>2019 Parks & Recreation Master Plan</i>	City of Oceanside	5.0 acres as a planning goal - 40% public schoolground acreage credit - 40% acreage credit for Guajome Regional Park developed acres
<i>2021 General Plan, Parks, Recreation and Community Health Element</i>	City of San Marcos	5.0 acres - provide opportunities for passive and active recreation - includes parks, trails and recreational facilities - new infill development to provide plazas, mini parks or other civic spaces as a part of parkland requirement -
<i>General Plan 2030: Resources Conservation & Sustainability Element</i>	City of Vista	2.0 acres for Neighborhood Parks 3.0 acres for Community Parks 4.0-4.9 acres overall average park standard
<i>1991 General Plan Public: Facilities Element</i>	City of Poway	2.5 acres for Neighborhood Parks 5.0 acres for Community Parks
<i>2018 Parks & Recreation Master Plan Update</i>	City of Chula Vista	3.0 acres Includes community, neighborhood, special purpose, including mini and urban parks. Strategy varies for eastern (new growth) and western Chula Vista.
<i>2021 Park Master Plan and associated General Plan Amendments</i>	City of San Diego	“Value-based” standard of 100 points per 1,000 people in place of its prior standard of 2.8 acres. Points are awarded based on land, experience, and equity & access.

Development Impact Fees

Development impact fees are enacted by local governments on developers to ensure new growth pays its proportionate share of needed expansions and upgrades to infrastructure and facilities. Fee rates are assessed proportional to the impact created by the new development, and the proceeds from these fees can only be spent on expanding or upgrading infrastructure that can be used by the occupants of the new development in the DIF’s “area of benefit.” Table 3 provides a summary of fees for selected cities in the San Diego region.

Table 3. Park-in-Lieu fees per different cities

	Residential Type – Fees per dwelling unit				
	General	Rural	Single-Family	Multi-Family	Mobile Home
City of Carlsbad <i>Note: Varies by quadrant: NE, SE, NE, SW</i>			\$5,728 (NE, SE, SW) \$7,649 (NW)	\$4,804 (≤4 units) (NE, SE, SW) \$4,636 (>4 units) (NE, SE, SW) \$6,414 (≤4 units) (NW) \$6,190 (>4 units) (NW)	\$3,696 (NE, SE, SW) \$4,934 (NW)
City of Oceanside	\$4,431				
City of Vista			\$8,086	\$8,035	\$5,41
City of San Marcos			\$6,251	\$6,251	
City of Poway <i>Note: 50% reduction for an ADU</i>		\$4,562	\$4,562	\$3,594	\$3,318
City of Encinitas <i>Note: Other fees for Open Space, Trail Development, and Community Facilities</i>			\$10,751: (0.125-8.0 DU/Ac) \$7,180: (8.0-25.0 DU/Ac)		\$6,838
City of Chula Vista <i>Note: Varies by west of I-805 and east of I-805 freeway</i>			\$13,684 west \$21,366 east	\$10,157 west \$15,858 east	\$6,404 west \$9,999 east
City of San Diego			Ranges from \$11,333 to \$17,989 scaled to unit size	Ranges from \$8,800 to \$13,968 scaled to unit size, with lower fees in transit priority areas and for senior housing, and certain other reductions related to environmental justice, affordable housing or sustainability goals.	
County of San Diego			Varies by community from \$5,457 to \$11,217 <ul style="list-style-type: none"> • Fallbrook: \$7,624 • Bonsall: \$8,010 • San Dieguito (includes Rancho Santa Fe): \$10,245 	Varies by community from \$4,503 to \$12,144 <ul style="list-style-type: none"> • Fallbrook: \$8,719 • Bonsall: \$6,999 • San Dieguito (includes Rancho Santa Fe): \$ 11,039 	

Park Standard Options

The Citywide Facilities and Improvements Plan assessed and planned for future needs resulting from anticipated “buildout” of the city based on the City’s General Plan, including refinements that resulted from the 2015 General Plan Update. The city must now consider how the Growth Management Program park standard should be implemented in response to the new state housing laws that prohibit the city from implementing housing caps and moratoria, the difficulty in relying on a static “buildout” number given changing obligations to provide housing opportunities over time, and the challenges in securing vacant land available for parks as the city matures.

Possible approaches that Carlsbad could pursue are provided below. All approaches presume that payment of the park in-lieu fee is sufficient for the development project associated with the fee to proceed, and state housing laws continue to prohibit housing caps and moratoria.

TIERED SYSTEM FOR IMPLEMENTING PARK STANDARD

- Tier 1 would maintain the existing system for the remaining development accounted for in the Growth Management Program and 2015 General Plan.
- Tier 2 would apply to all growth not accounted for by the 2015 General Plan. Tier 2 growth could only occur through an amendment to the General Plan to increase planned residential density/growth.
- [Flexible or modified park standard for Tier 2 growth](#) Maintain the 3.0 acres of park land per 1,000 population standard. If sufficient park acreage is not available, allocate park fees to a fund reserved for opportunistic purchases of land, which would enable the city to take advantage of future land sales as they present themselves, or
- Maintain the 3.0 acres of park per 1,000 population standard but provide more options for how that acreage standard can be met. Instead of only counting community parks and special use areas, consider counting recreational resources like public trails, and private fitness courses, pocket parks or other recreational improvements toward meeting the standard, or
- Create a new parks standard that considers the recreational value and features of various park improvements, including acreage, rather than relying solely on the acreage standard. For example, a pocket park, with high-value improvements designed for intensive use, could be determined to be worth more than an equivalent acreage of grassy area, or
- Combine multiple metrics, or create an entirely new park standard, such as a 10-minute walk access goal, or density of people living near a park compared to park size.

BROADER PARK DISTRICTS

- Consider new geographies for the collection and use of Tier 2 impact fees. Quadrants could be combined to create larger geographic districts or be eliminated altogether in favor of a citywide program.
- Citywide fees can be accrued and programmed faster than would be possible than if the fees were split into districts/quadrants.

- As a practical matter, this change would acknowledge that it will take longer to accumulate funds collected through incremental infill development as opposed to what has traditionally been collected from large residential subdivisions.

ADDRESSING CONCURRENCY

- Eliminate requirements that link Tier 2 development to a defined list of park projects. Instead, the collection of the park-in-lieu fees would be sufficient for projects to meet their parks obligation.
- The city's FY 2022-23 Capital Improvements Program includes park projects that have been identified as "partially funded" or "unfunded." Consider using citywide (Tier 2) park-in-lieu fees to support these projects.
- Increase the utility of existing parks through increased amenities or value-added investments.
- Construct new park projects as sufficient funding sources, including park-in-lieu fees, are secured

OTHER POTENTIAL CONSIDERATIONS

- Consider equity and environmental justice when making decisions on the use of Tier 2 funds; prioritize investments in areas of need.
- Consider if co-benefits can be achieved and whether diverse funding sources could be used to support park-system investments, such as adapting to climate change vulnerabilities and contributing to stormwater requirements. For example, the Carlsbad Coastline Project is a climate adaptation project that also offers the opportunity to create new land for recreational use.
- Explore pros and cons of expanding implementation of a park mitigation fee for industrial development.
- Review user fee recommendations anticipated from the Parks & Recreation Department Master Plan Update, for their potential to help fund park improvements and operations.

Attachments

Attachment 1. Apr. 19, 1985, Report to Citizens Committee on Parks

Attachment 2. Park Standard Excerpt from 1986 Citywide Facilities and Improvements Program

Attachment 3. Parks Planning Process

Attachment 4. Carlsbad Park Inventory

Attachment 5. Parks Location Map

Attachment 6. Community Interest in a Ponto Public Park

Attachment 7. Park Standards Benchmarking Analysis

PARKS

I. Issues Identified

1. Parks needed sooner.
2. Provide more usable parks.
3. Neighborhood parks needed.

II. Analysis

In 1982, when the revised Parks and Recreation Element was adopted, the concept of park development in Carlsbad changed. Rather than having small neighborhood, pocket parks, the program was revised to require the dedication and construction of larger, more active community parks. A city survey indicated the people wanted larger, more active, park areas. Developers are required by ordinance to dedicate a certain amount of land or pay a fee in lieu of dedicating park land. Larger, community parks which are geared toward future development in Carlsbad take longer to get and longer to build. David Bradstreet, Parks and Recreation Director, will be present at the Committee's meeting of March 25, 1985 to explain the concept in more detail or answer questions about the present status of the park development program if the Committee wants additional information.

Smaller, neighborhood-type parks are not required by the city. In a planned residential development (prd) where lots are proposed that are less than the size required by the underlying zone, common recreational areas are required under city ordinance. The common area can be either passive or active or a combination of both. The area is required to be maintained by a homeowners association. For a standard single family subdivision, no common recreational facilities are required by ordinance.

III. Alternatives for Addressing Park Issues

1. Establish a mechanism where large, master plan developers are required to provide community parks up-front or at an earlier point in time so that they are available when they are needed.

2. Require developers to provide smaller, active recreational areas (parks) in all developments including standard single family subdivisions. These smaller parks would be maintained by a homeowners association or through a property owners tax maintenance district.

APRIL 19, 1985

TO: CITIZENS COMMITTEE

FROM: LAND USE PLANNING

NEIGHBORHOOD PARK ANALYSIS

I. Analysis

At your meeting of April 8, 1985, the Citizens Committee requested staff to prepare a neighborhood park analysis specifically addressing locations in the city which will not have public park or recreational facilities within close proximity of residential neighborhoods. The attached map was prepared by planning staff and shows these locations based upon staff's best estimates and projections (a larger, working map will be available at your meeting to provide more details of the analysis). The criteria and assumptions used by staff in preparing the map included the following:

- (1) Only publicly-owned and maintained facilities were included - city parks (all sizes) and public school facilities (playgrounds, athletic fields).
- (2) Approximate locations of future, planned facilities as shown on the land use plan were used. The exact location of some of the future schools and parks have not yet been determined.
- (3) Assumes all undeveloped, planned facilities will in fact be constructed.
- (4) 1/2 mile maximum walking distance and no crossing of a major or primary street.
- (5) Industrial area excluded.

Based upon the above criteria, staff's analysis indicates that there are approximately thirty locations in the city which will not have public parks or recreational facilities within 1/2 mile walking distance. In order to provide these facilities, approximately thirty-nine neighborhood parks would be required.

II. Cost Estimate*

For thirty-nine neighborhood parks (average five acres per site):

Acquisition - \$19,500,000
Construction - \$11,700,000
Maintenance - \$ 1,521,000 per year
*(1984-85 Dollars)


III. Other Background Information

The 1982 revision to the Parks and Recreation Element eliminated the city's involvement in neighborhood parks except for those which had been accepted prior to the adoption of the revised Element. Applicable policy statements from the Element are:

- (1) "The city should not accept land dedication under its discretionary authority unless the property is for community park land purposes."
- (2) "Neighborhood level recreation shall be provided by:
 - ° Special-Use facilities which may be developed and maintained by private, public, or a joint effort of both. Those facilities owned by the city will be maintained on a regular basis as per the use requirements.
 - ° Existing neighborhood parks prior to the adoption of this revised Element."
- (3) "Guide industries in the provision of recreational facilities for their employees during the planning review process."

On April 1, 1985, the Citizens Committee approved the following recommended policy statement "encourage developers to provide smaller, active recreational areas (parks) in developments including standard single family subdivisions. These smaller parks would be maintained by a homeowners association or through a property owners tax maintenance district".

Respectfully submitted,



MICHAEL J. HOLZMILLER
Land Use Planning Manager

MJH/ar

Attachment

PARKS

PERFORMANCE STANDARD

Three acres of Community Park or Special Use Area per 1,000 population within the Park District, must be scheduled for construction within a five year period.

ADDITIONAL FACILITY PLANNING INFORMATION

The Growth Management Park standard has been developed to address Community Park and Special Use Areas together. Combining the two will provide greater flexibility for the Parks and Recreation Department to address the future needs of each quadrant as development occurs.

The Parks and Recreation Department recently prepared an analysis of existing park acreage in the city which produced the following information:

A. INVENTORY

1. Buildout Assumptions:

<u>Northwest Quadrant</u>	<u>Population</u>	<u>Total Required Acres</u>
Current	25,039	75.12
At Buildout	39,479	118.44
<u>Northeast Quadrant</u>		
Current	5,607	16.10
At Buildout	20,843	62.53
<u>Southwest Quadrant</u>		
Current	5,416	16.23
At Buildout	31,775	95.33
<u>Southeast Quadrant</u>		
Current	16,128	48.38
At Buildout	42,817	128.45

2. Existing Community Parks and Special Use Areas:

Northwest Quadrant

<u>Community Parks (Developed)</u>	<u>Acres</u>	
Holiday	5.4	
Hosp Grove	27.0	
Laguna Riviera	6.8	
Magee	3.0	
Total Developed		<u>42.2</u>
<u>Community Parks (Undeveloped)</u>	<u>Acres</u>	
Macario Canyon - credit	25.0	
Cannon Lake	6.7	
Total Undeveloped		<u>31.7</u>

PARKS (Continued)

Special Use Areas

	<u>Acres</u>	
Buena Vista	2.3	
Cannon Park	1.7	
Car County	1.0	
Chase Field	2.3	
CHS Tennis Courts	3.0	
Harding Community Center	1.0	
Jefferson Elementary	2.6	
Kelly Elementary	2.8	
Magnolia	4.2	
Maxton Brown	1.4	
Maxton Brown Extension	2.1	
Oak	0.4	
Pine Elementary	2.0	
Pio Pico	0.8	
Rotary	1.0	
Swim Complex	3.0	
Valley Jr. High School	7.5	
Total		<u>39.1</u>

Northeast Quadrant

<u>Community Parks (Developed)</u>	<u>Acres</u>	
Calavera Hills Phase I	8.0	
Larwin	18.3	
Total Developed		<u>26.3</u>

<u>Community Parks (Undeveloped)</u>	<u>Acres</u>	
Macario Canyon - credit	25.0	
Calavera Hills Phase II	10.0	
Total Undeveloped		<u>35.0</u>

<u>Special Use Area</u>	<u>Acres</u>	
Larwin	4.0	
Total		<u>4.0</u>

Southwest Quadrant

<u>Community Parks (Developed)</u>	<u>Acres</u>	
Altamira	12.0	
Total Developed		<u>12.0</u>

<u>Community Parks (Undeveloped)</u>	<u>Acres</u>	
Macario Canyon - credit	25.0	
Total Undeveloped		<u>25.0</u>

There are no Special Use Areas in the Southwest Quadrant.

PARKS (Continued)

Southeast Quadrant

Community Parks (Developed)

La Costa Canyon	<u>Acres</u>
Stagecoach	9.0
Total Developed	<u>28.0</u>

37.0

Community Parks (Undeveloped)

Macario Canyon - credit	<u>Acres</u>
Alga Norte	25.0
Carrillo Ranch	23.0
Total Undeveloped	<u>10.3</u>

58.30

Special Use Areas

Cadencia	<u>Acres</u>
Fuerte	4.1
Fuerte Elementary	3.6
Levante	2.0
St. Elizabeth	8.0
Total	<u>1.0</u>

18.7

C. ADEQUACY EVALUATION

	<u>Acres Required Per Standard</u>	<u>Existing Acreage</u>		<u>Total Acreage</u>
		<u>Community Park (Dev)</u>	<u>Special Use Area</u>	
Northwest Quadrant	75.12	42.20	39.10	81.30
Northeast Quadrant	16.10	26.30	4.00	30.30
Southwest Quadrant	16.23	12.00	0	12.00
Southeast Quadrant	<u>48.38</u>	<u>37.00</u>	<u>18.70</u>	<u>55.70</u>
Citywide Totals	155.83	117.50	61.80	179.30

On a Citywide basis, the overall parks acreage is adequate. However, the Growth Management Program requires each quadrant to provide the appropriate acreage in relation to its residential population. For that reason, the southwest quadrant does not meet the performance standard and is deficient. The three other quadrants meet the performance standard.

It should be noted as shown in the existing acreage figures that in certain quadrants there exists a greater proportion of Special Use Area acreage as compared to Community Park acreage. The performance standard allows the Parks and Recreation Department the ability to more properly address the individual quadrant needs for either Community Park or Special Use Area acreage as local plans are submitted.

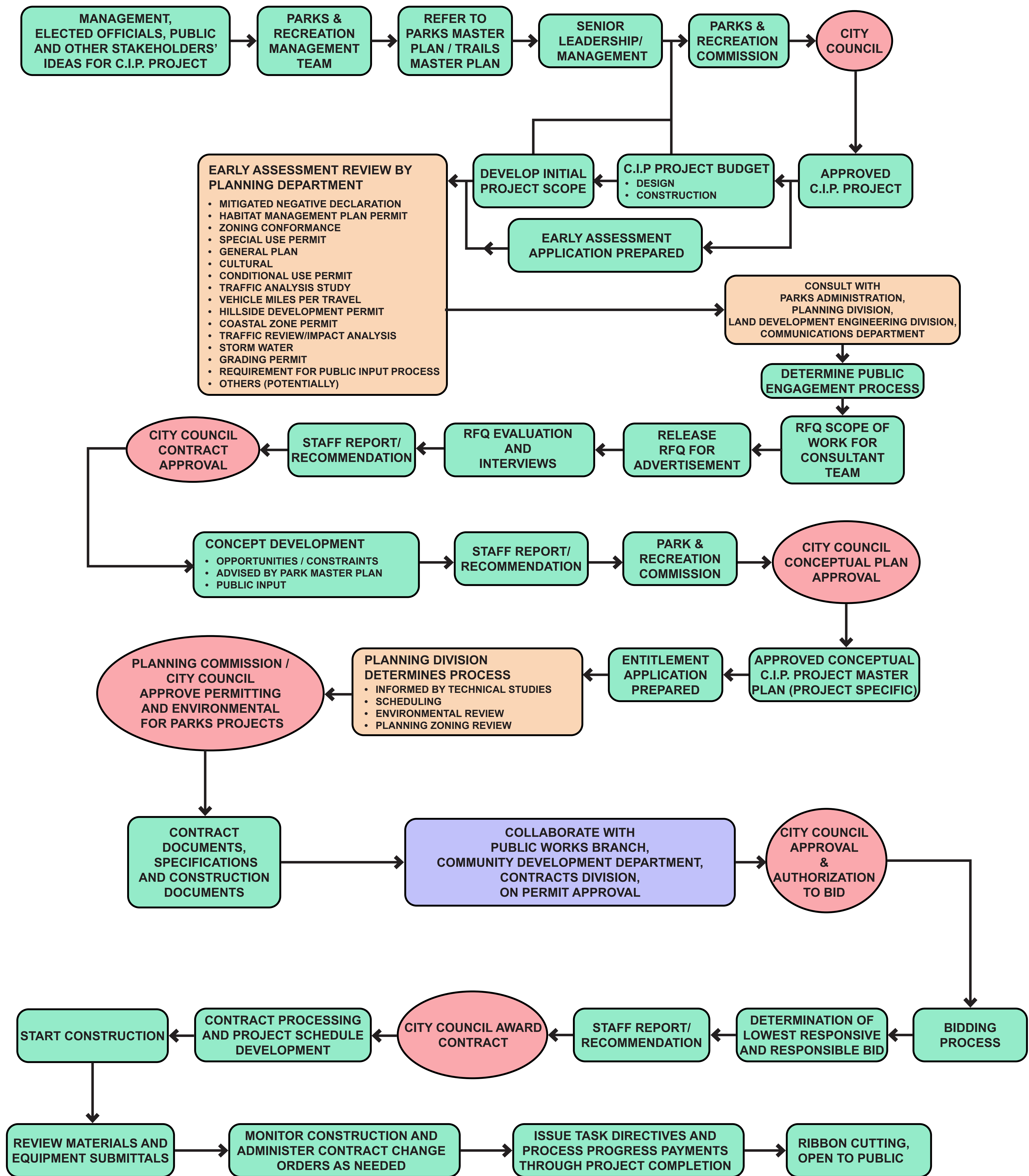
PARKS (Continued)

Alternatives

There are several alternatives which could be considered to rectify this deficiency, however, after discussing these options staff believes one of the following should be considered:

1. Amend the current Five Year C.I.P. to include funding for new park facility in the Southwest Quadrant which would require deleting other projects.
2. Direct staff to attempt to resolve this deficiency based on the Local Facility Management Plans which will be received after the approval of the Citywide Facilities and Improvements Plan.

PARKS AND RECREATION-CAPITAL IMPROVEMENT PROGRAM (C.I.P.) PROJECT PROCESS



CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE
 Exhibit 2, Attachment 3

Carlsbad Park Inventory

Table 1. Community Parks and Special Use Areas (2022)

FACILITY NAME	QUADRANT	ACRES
Community Parks		
Alga Norte Community Park, including Alga Norte Dog Park	SE	32.1
Aviara Community Park	SW	24.3
Calavera Hills Community Park, including gateway	NE	16.7
Hidden Canyon Community Park, including Ann D. L'Heureux Dog Park	NE	22.0
Holiday Park	NW	6.0
Hosp Grove Park	NW	27.1
La Costa Canyon Community Park	SE	14.7
Laguna Riviera Park	NW	4.2
Leo Carrillo Ranch Historic Park	SE	27.4
Magee Park	NW	2.1
Pine Avenue Park	NW	8.2
Poinsettia Community Park	SW	41.2
Stagecoach Community Park	SE	28.5
Veteran's Memorial Park (scheduled for construction per parks standard)	CITYWIDE	93.7 (23.425 per quad.)
Subtotal Community Parks		348.2
Special Use Areas		
Aviara Oaks School Field	SW	4.7
Buena Vista Elementary School Field	NW	2.5
Buena Vista Reservoir Park	NW	3.1
Business Park Recreational Facility (Zone 5 Park)	NW	3.0
Cadencia Park	SE	4.0
Calavera Hills Trailhead	NE	.4
Cannon Park	NW	1.7
Car Country	NW	1.0
Carlsbad High School Tennis Courts	NW	1.7
Chase Field	NW	2.7
Harding Community Center	NW	1.0
Harold E. Smerdu Community Garden	NW	1.3
Hope Elementary School Field	NE	2.8
Hosp Grove Trailheads	NW	7.6
Jefferson Elementary School Field	NW	2.2
La Costa Meadows Elementary School Field/El Fuerte Park	SE	4.7
Kelly Elementary School Field	NW	2.9
La Costa Heights Elementary School Field	SE	3.5
Magnolia Elementary School Field	NW	4.0
Maxton Brown Park	NW	0.9

CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE

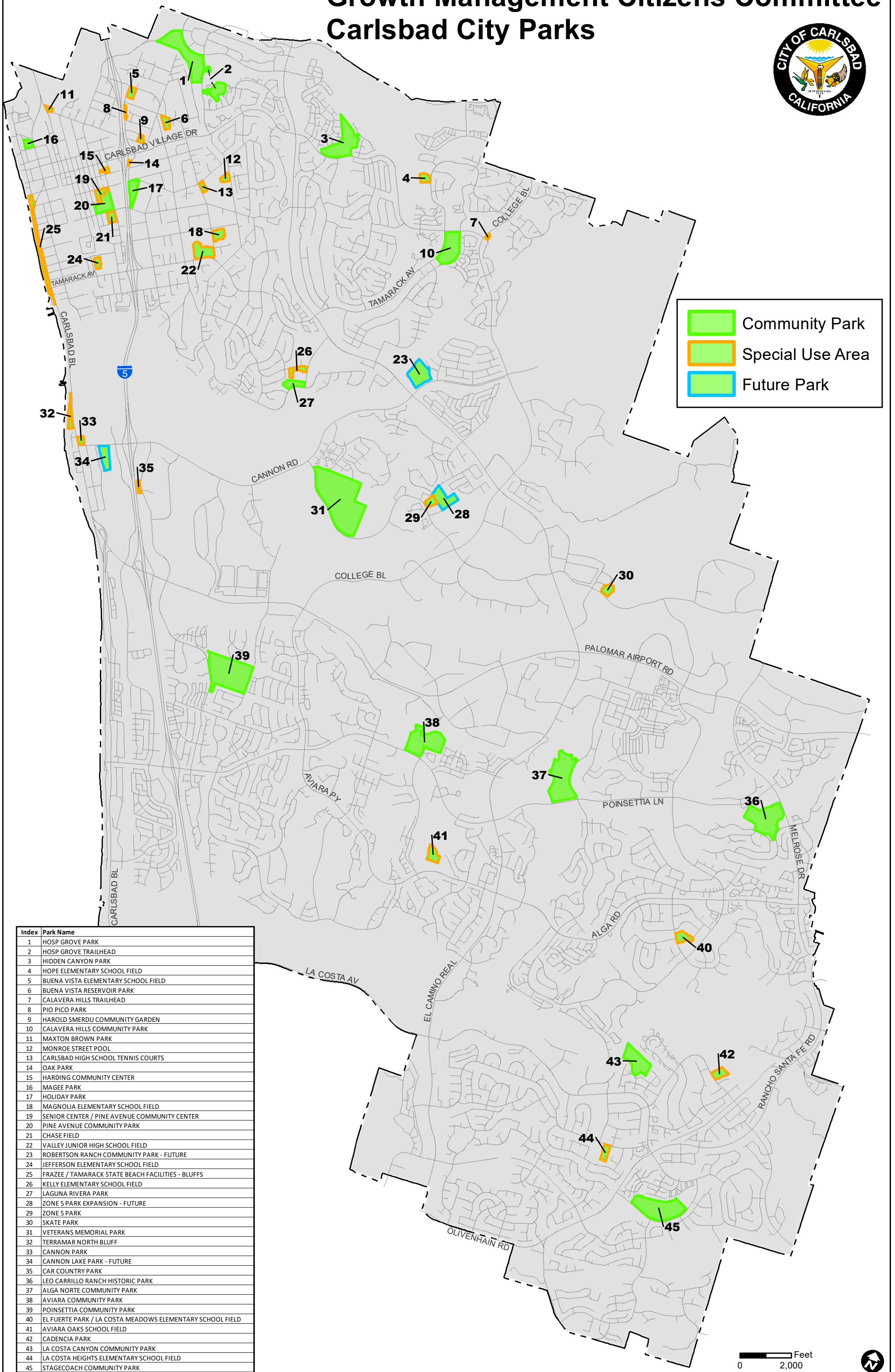
Exhibit 2, Attachment 3

FACILITY NAME	QUADRANT	ACRES
Special Use Areas		
Monroe Street Swim Complex	NW	2.0
Oak Park	NW	0.2
Ocean Street Sculpture Park and Tamarack Picnic Facilities	NW	8.8
Pio Pico Park	NW	0.8
Senior Center Complex	NW	3.4
Skate Park	NE	3.4
Terramar North Bluff	NW	1.4
Valley Junior High School Field	NW	8.5
Subtotal Special Use Areas		84.2

Table 2. Anticipated Future Park Projects

QUAD	PARK PROJECT	PARK CLASSIFICATION	ESTIMATED PARK ACREAGE
NW	Cannon Lake Park	Special Use Area	6.8
NW	Business Park Recreational Facility (Zone 5 Park) Expansion	Special Use Area	9.3
NE	Robertson Ranch Park	Special Use Area	11.2

Growth Management Citizens Committee Carlsbad City Parks



Index	Park Name
1	HOSP GROVE PARK
2	HOSP GROVE TRAILHEAD
3	HIDDEN CANYON PARK
4	HOPE ELEMENTARY SCHOOL FIELD
5	BUENA VISTA ELEMENTARY SCHOOL FIELD
6	BUENA VISTA RESERVOIR PARK
7	CALAVERA HILLS TRAILHEAD
8	PIO PICO PARK
9	HAROLD SMERDU COMMUNITY GARDEN
10	CALAVERA HILLS COMMUNITY PARK
11	MAXTON BROWN PARK
12	MONROE STREET POOL
13	CARLSBAD HIGH SCHOOL TENNIS COURTS
14	OAK PARK
15	HARDING COMMUNITY CENTER
16	MAGEE PARK
17	HOLIDAY PARK
18	MAGNOLIA ELEMENTARY SCHOOL FIELD
19	SENIOR CENTER / PINE AVENUE COMMUNITY CENTER
20	PINE AVENUE COMMUNITY PARK
21	CHASE FIELD
22	VALLEY JUNIOR HIGH SCHOOL FIELD
23	ROBERTSON RANCH COMMUNITY PARK - FUTURE
24	JEFFERSON ELEMENTARY SCHOOL FIELD
25	FRAZEE / TAMARACK STATE BEACH FACILITIES - BLUFFS
26	KELLY ELEMENTARY SCHOOL FIELD
27	LAGUNA RIVERA PARK
28	ZONE 5 PARK EXPANSION - FUTURE
29	ZONE 5 PARK
30	SKATE PARK
31	VETERANS MEMORIAL PARK
32	TERRAMAR NORTH BLUFF
33	CANNON PARK
34	CANNON LAKE PARK - FUTURE
35	CAR COUNTRY PARK
36	LEO CARRILLO RANCH HISTORIC PARK
37	ALGA NORTE COMMUNITY PARK
38	AVIARA COMMUNITY PARK
39	POINSETTIA COMMUNITY PARK
40	EL FUERTE PARK / LA COSTA MEADOWS ELEMENTARY SCHOOL FIELD
41	AVIARA OAKS SCHOOL FIELD
42	CADENCIA PARK
43	LA COSTA CANYON COMMUNITY PARK
44	LA COSTA HEIGHTS ELEMENTARY SCHOOL FIELD
45	STAGECOACH COMMUNITY PARK

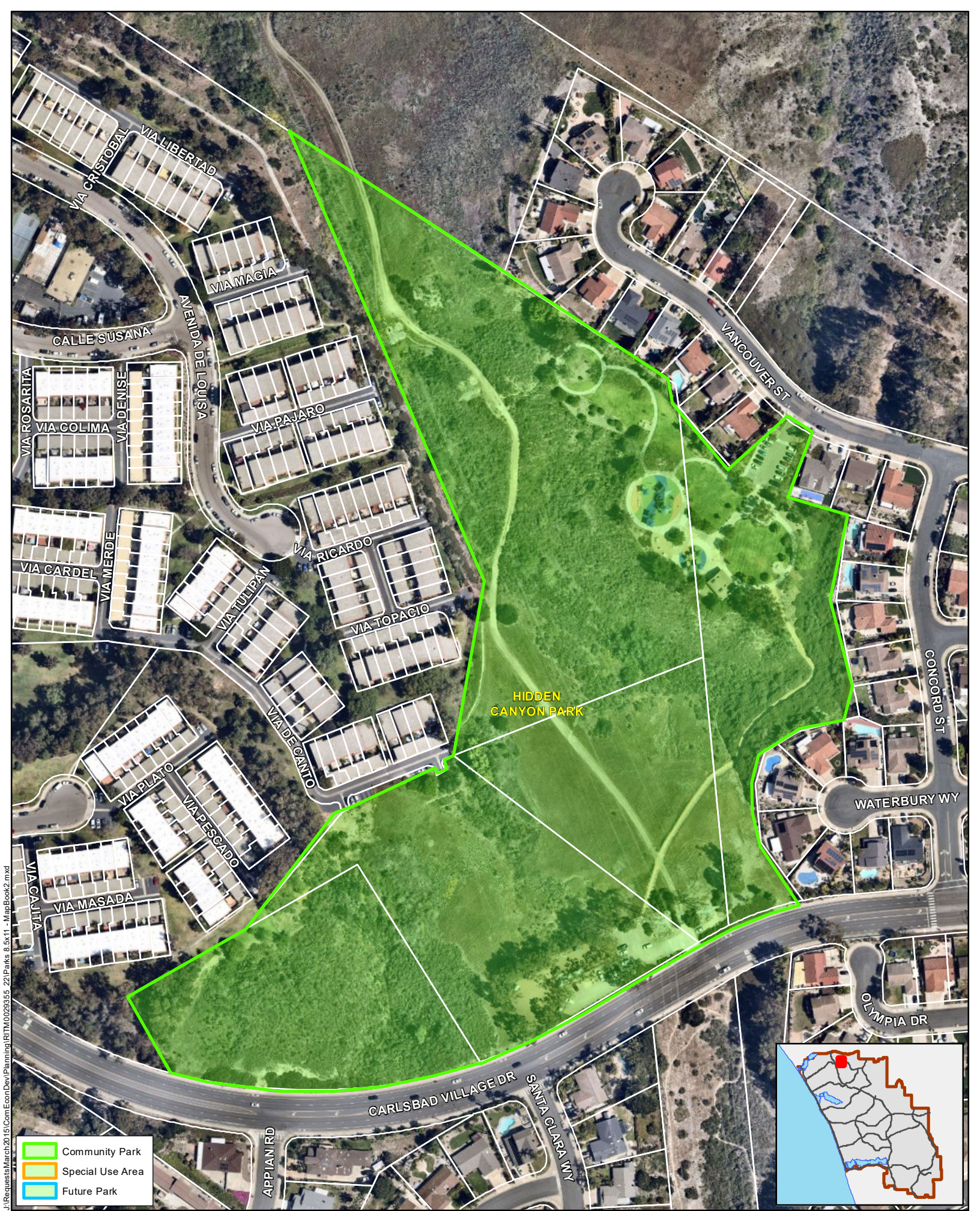


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BUENA VISTA
ELEMENTARY
SCHOOLFIELD

HOSP GROVE PARK





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- Community Park
- Special Use Area
- Future Park






HIDDEN CANYON PARK

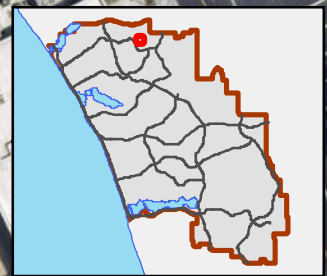




HOPE ELEMENTARY
SCHOOL FIELD

TAMRACK WAY

-  Community Park
-  Special Use Area
-  Future Park



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

HOPE ELEMENTARY SCHOOL FIELD

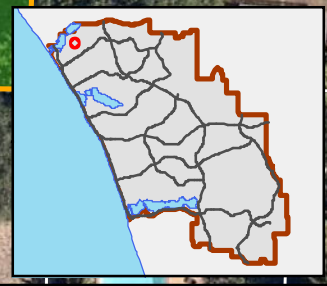


LAS FLORES DR

PIO PICO DR

BUENA VISTA
ELEMENTARY
SCHOOL FIELD

-  Community Park
-  Special Use Area
-  Future Park



BUENA VISTA ELEMENTARY SCHOOL FIELD

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- Community Park
- Special Use Area
- Future Park

BUENA VISTA RESERVOIR PARK






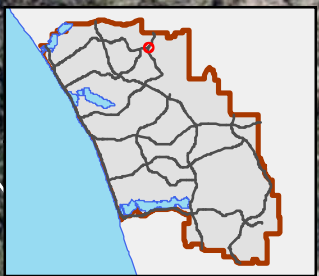


COLLEGE BL

PENINSULA DR

CALAVERA HILLS TRAILHEAD

-  Community Park
-  Special Use Area
-  Future Park



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




CALAVERA HILLS TRAILHEAD





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-  Community Park
-  Special Use Area
-  Future Park

PIO PICO PARK





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


CALAVERA HILLS COMMUNITY PARK

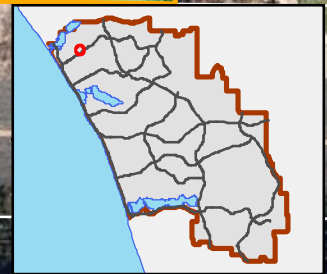


STRATFORD LN

HAROLD SMERDU
COMMUNITY
GARDEN

LAGUNA DR

-  Community Park
-  Special Use Area
-  Future Park



HAROLD SMERDU COMMUNITY GARDEN

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




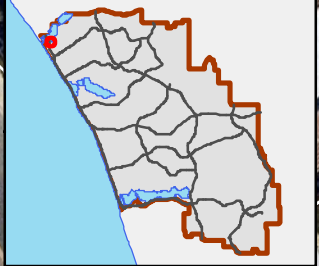


MAXTON
BROWN PARK

STATE ST

LAGUNA DR

-  Community Park
-  Special Use Area
-  Future Park

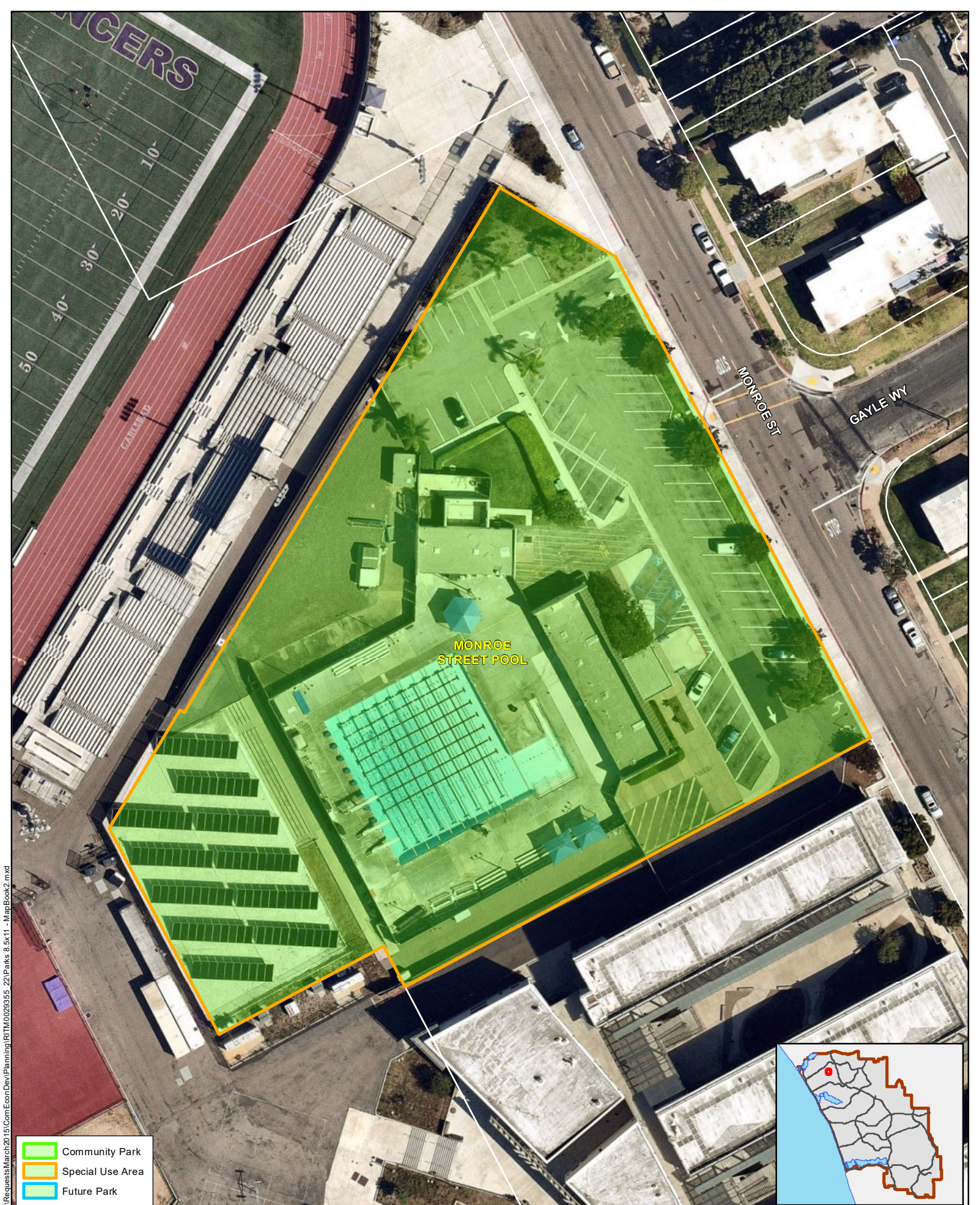


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MAXTON BROWN PARK





MONROE STREET POOL

- Community Park
- Special Use Area
- Future Park

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MONROE STREET POOL



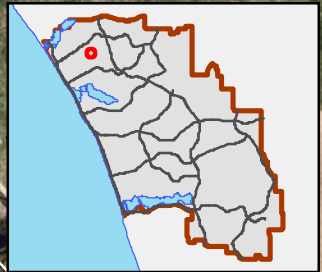


BASSWOOD AV

VALLEY ST

CARLSBAD
HIGH SCHOOL
TENNIS COURTS

-  Community Park
-  Special Use Area
-  Future Park






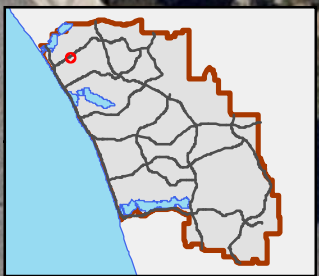
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CARLSBAD HIGH SCHOOL TENNIS COURTS





-  Community Park
-  Special Use Area
-  Future Park



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OAK PARK





CARLSBAD VILLAGE DR




HOPE AV ALLEY

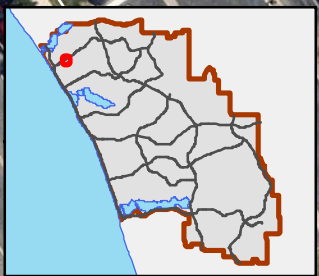
HARDING ST

JEFFERSON ST ALLEY

OAK AV

HARDING COMMUNITY CENTER

-  Community Park
-  Special Use Area
-  Future Park



HARDING COMMUNITY CENTER



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CYPRESS AV

CYPRESS AV ALLEY




CARLSBAD BL

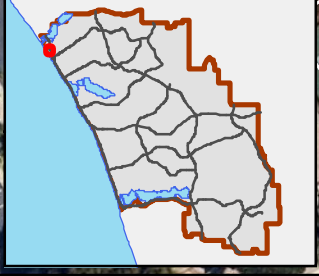
MAGEE PARK

GARFIELD ST

BEECH AV

OCEAN ST

-  Community Park
-  Special Use Area
-  Future Park



MAGEE PARK



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PINE AV

BASSWOOD AV

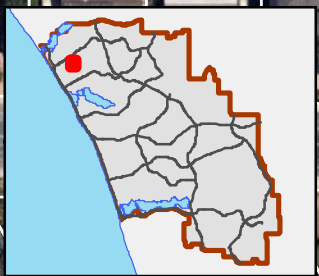
HOLIDAY PARK

PIC PICO DR

EUREKA PL

CHESTNUT AV

- Community Park
- Special Use Area
- Future Park



HOLIDAY PARK



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




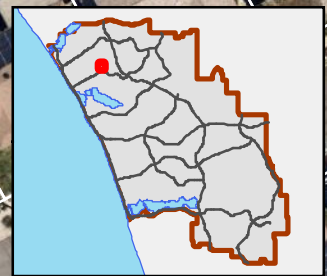


MAGNOLIA AV

VALLEY ST

MAGNOLIA
ELEMENTARY
SCHOOL FIELD

-  Community Park
-  Special Use Area
-  Future Park



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MAGNOLIA ELEMENTARY SCHOOL FIELD

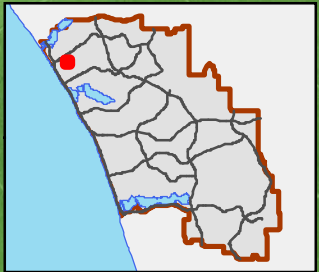




SENIOR CENTER / PINE AVENUE COMMUNITY CENTER

PINE AVENUE COMMUNITY PARK

-  Community Park
-  Special Use Area
-  Future Park



SENIOR CENTER / PINE AVENUE COMMUNITY CENTER



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SENIOR CENTER
/ PINE AVENUE
COMMUNITY CENTER

PINE AVENUE
COMMUNITY PARK

CHASE FIELD

- Community Park
- Special Use Area
- Future Park

PINE AVENUE COMMUNITY PARK



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PINE AVENUE
COMMUNITY PARK

CHESTNUT AV




HARDING ST

CHASE FIELD

JEFFERSON ST

PALMAY

MADISON ST

-  Community Park
-  Special Use Area
-  Future Park



CHASE FIELD





MAGNOLIA
ELEMENTARY
SCHOOL FIELD

VALLEY
JUNIOR HIGH
SCHOOL FIELD

ANDREA AV

VALLEY ST




TAMARACK AV

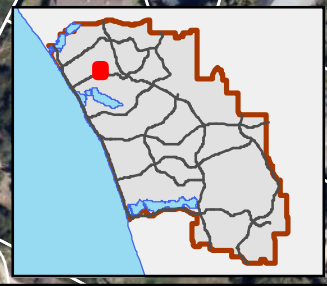
JEANNE PL

GLORIA LN

JAMES DR

HIGH

-  Community Park
-  Special Use Area
-  Future Park



VALLEY JUNIOR HIGH SCHOOL FIELD






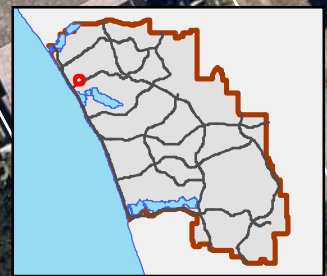
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ANCHOR WY

HIBISCUS CR

JEFFERSON
ELEMENTARY
SCHOOL FIELD

-  Community Park
-  Special Use Area
-  Future Park



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JEFFERSON ELEMENTARY SCHOOL FIELD





ROBERTSON
RANCH COMMUNITY
PARK - FUTURE

- Community Park
- Special Use Area
- Future Park



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ROBERTSON RANCH COMMUNITY PARK - FUTURE





FRAZEE / TAMARACK
STATE BEACH
FACILITIES - BLUFFS

FRAZEE / TAMARACK
STATE BEACH
FACILITIES - BLUFFS

PINE AVENUE
COMMUNITY
PARK

- Community Park
- Special Use Area
- Future Park

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FRAZEE / TAMARACK STATE BEACH FACILITIES - BLUFFS





HILLSIDE DR

AURA CR

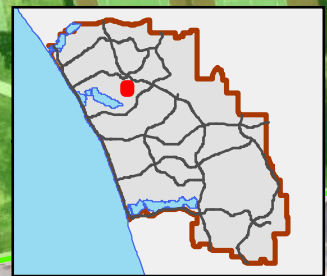
KELLY DR

CORCORAN PL

KELLY ELEMENTARY SCHOOL FIELD

LAGUNA RIVERA PARK

- Community Park
- Special Use Area
- Future Park



KELLY ELEMENTARY SCHOOL FIELD



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HILLSIDE DR

KELLY ELEMENTARY SCHOOL FIELD

KELLY DR

CORDOBA PL




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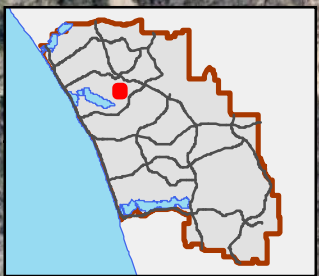
LAGUNA RIVERA PARK

PARK DR

ALONDRA WY

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-  Community Park
-  Special Use Area
-  Future Park



LAGUNA RIVERA PARK





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- Community Park
- Special Use Area
- Future Park

ZONE 5 PARK EXPANSION - FUTURE





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- Community Park
- Special Use Area
- Future Park

ZONE 5 PARK





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- Community Park
- Special Use Area
- Future Park

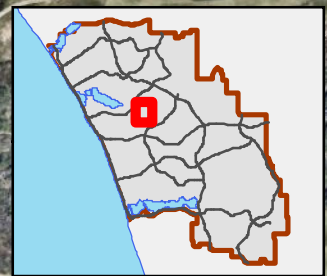
SKATE PARK





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- Community Park
- Special Use Area
- Future Park






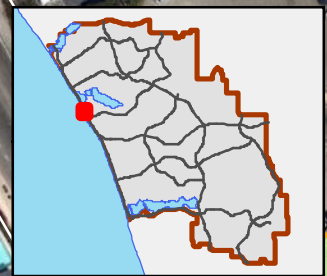
VETERANS MEMORIAL PARK





TERRAMAR
NORTH BLUFF

-  Community Park
-  Special Use Area
-  Future Park



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TERRAMAR NORTH BLUFF






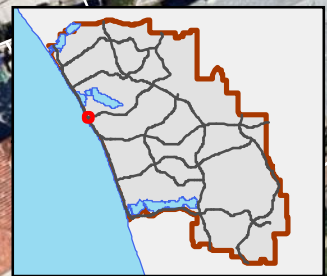


CANNON PARK

CARLSEAD BL

CANNON RD

-  Community Park
-  Special Use Area
-  Future Park



CANNON PARK



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


CANNON RD

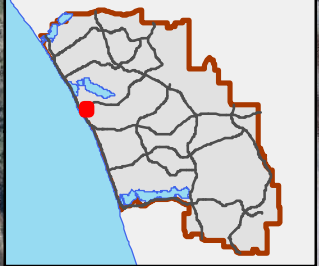
AVENIDA ENCINAS

EL ARBOL DR

LOS ROBLES

CANNON LAKE PARK - FUTURE

-  Community Park
-  Special Use Area
-  Future Park

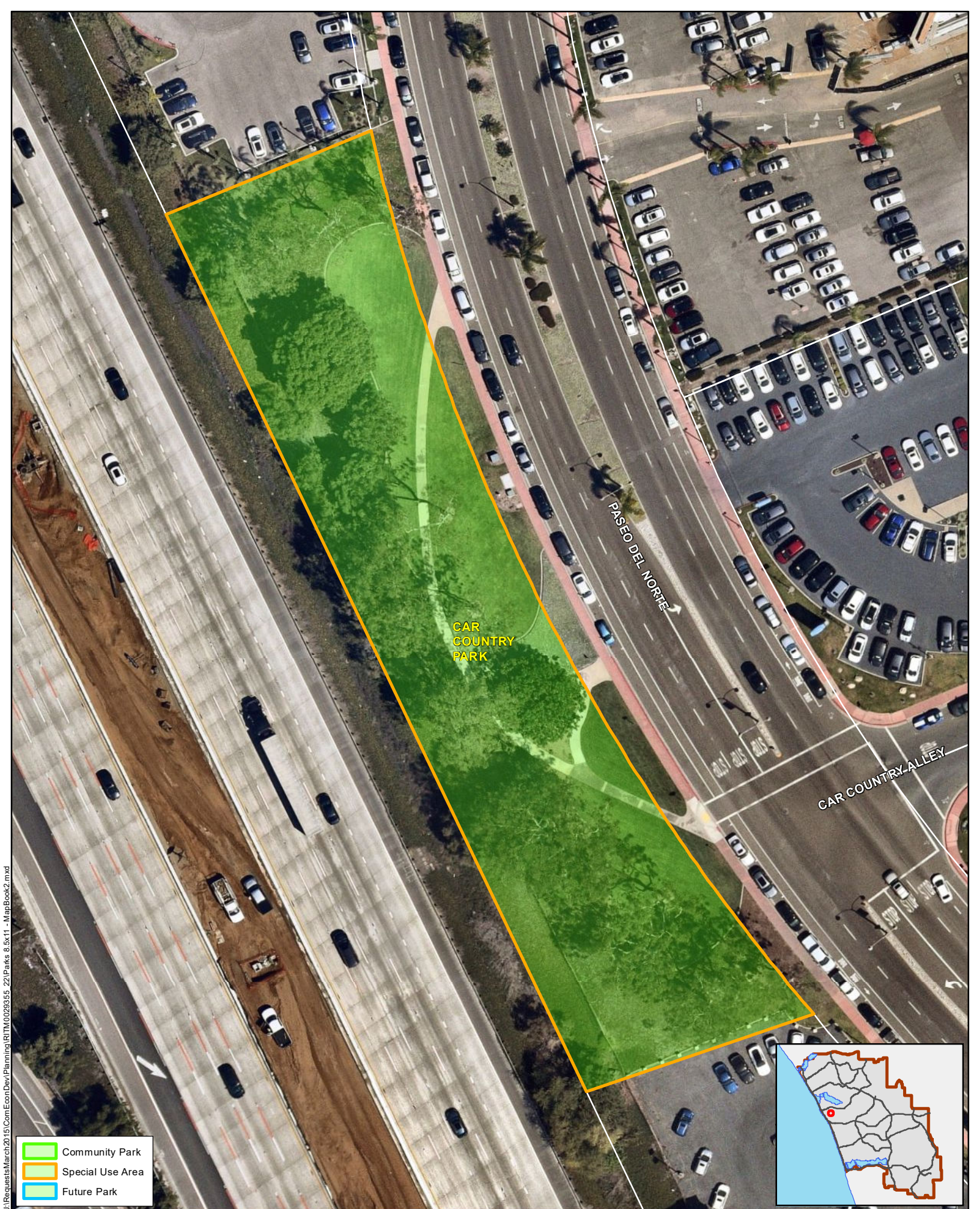


CANNON LAKE PARK - FUTURE



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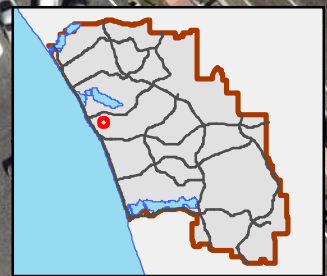


CAR COUNTRY PARK

PASO DEL NORTE

CAR COUNTRY ALLEY

- Community Park
- Special Use Area
- Future Park



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CAR COUNTRY PARK

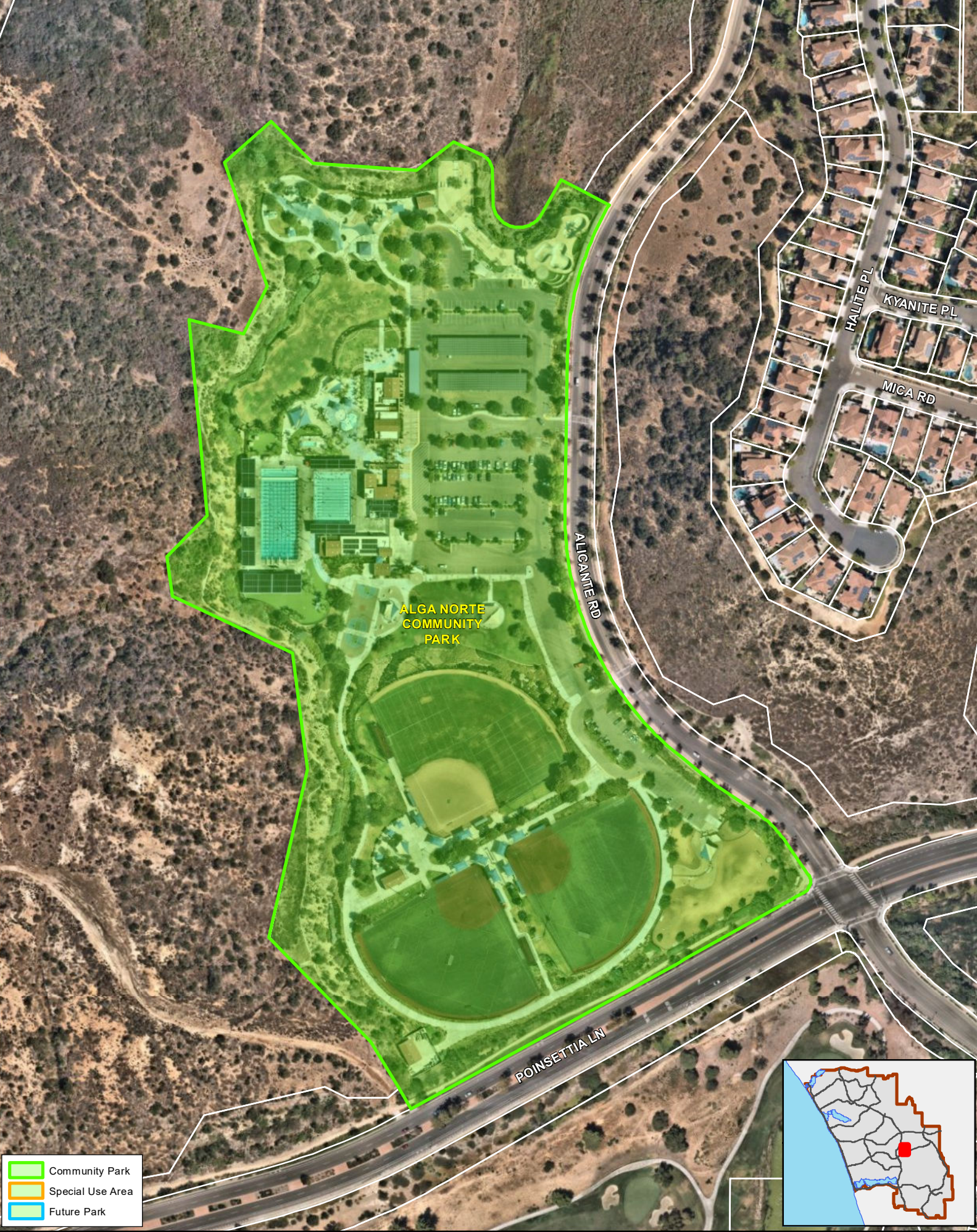







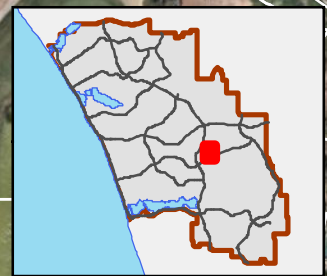
LEO CARRILLO RANCH HISTORIC PARK



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-  Community Park
-  Special Use Area
-  Future Park

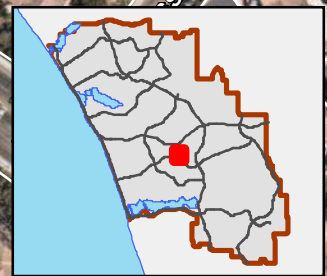


ALGA NORTE COMMUNITY PARK





- Community Park
- Special Use Area
- Future Park



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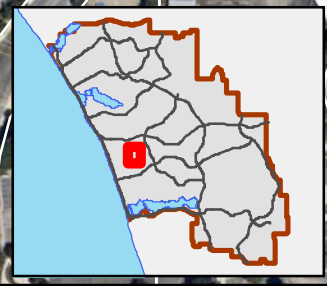
AVIARA COMMUNITY PARK





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- Community Park
- Special Use Area
- Future Park






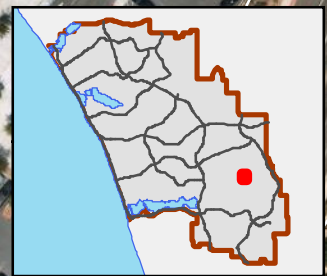
POINSETTIA COMMUNITY PARK





EL FUERTE PARK /
LA COSTA MEADOWS
ELEMENTARY SCHOOL FIELD

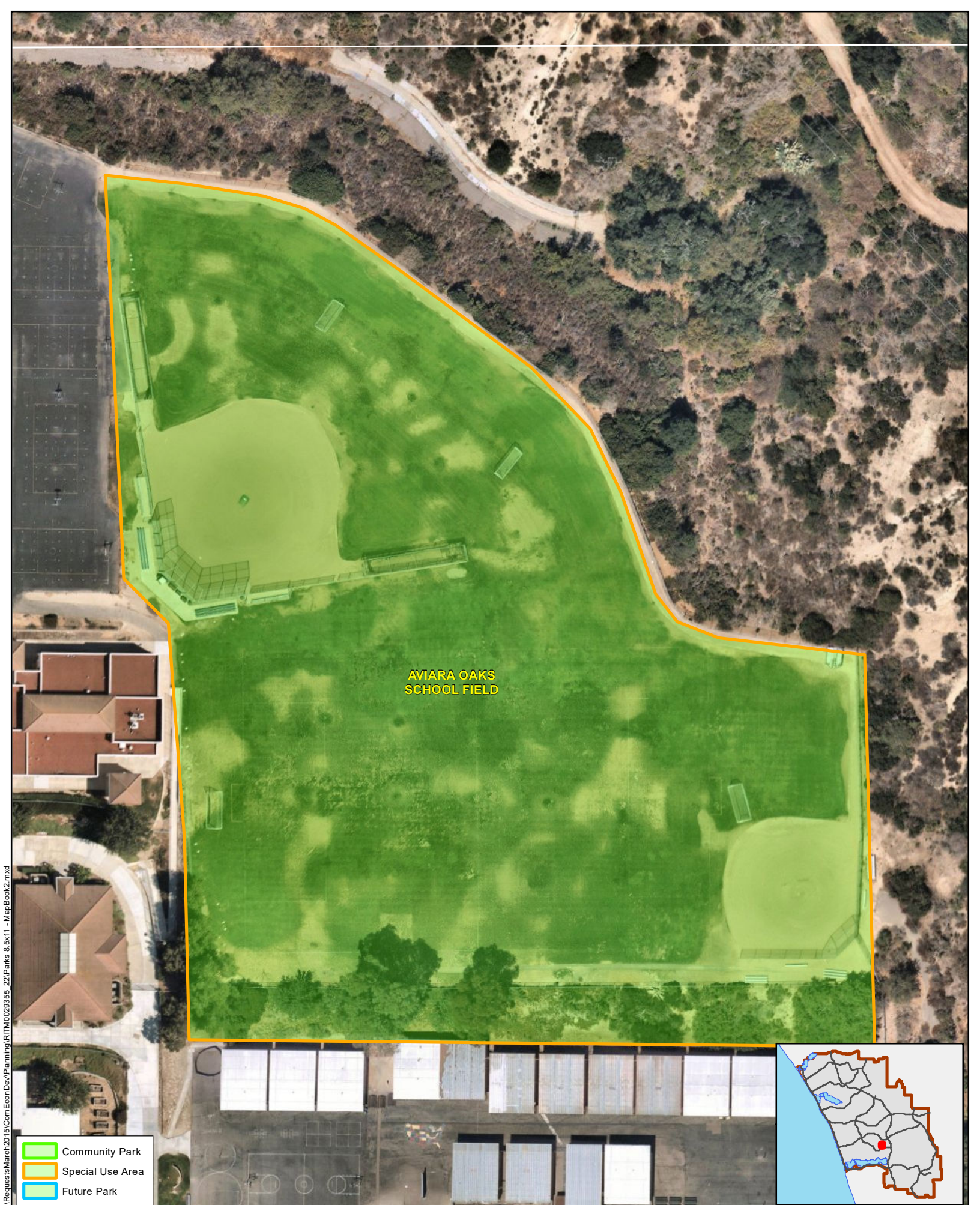
-  Community Park
-  Special Use Area
-  Future Park



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


EL FUERTE PARK / LA COSTA MEADOWS ELEMENTARY SCHOOL FIELD

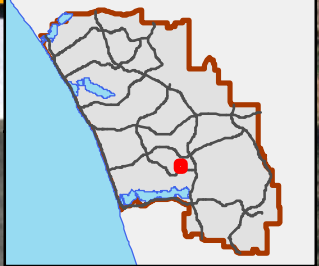




AVIARA OAKS
SCHOOL FIELD

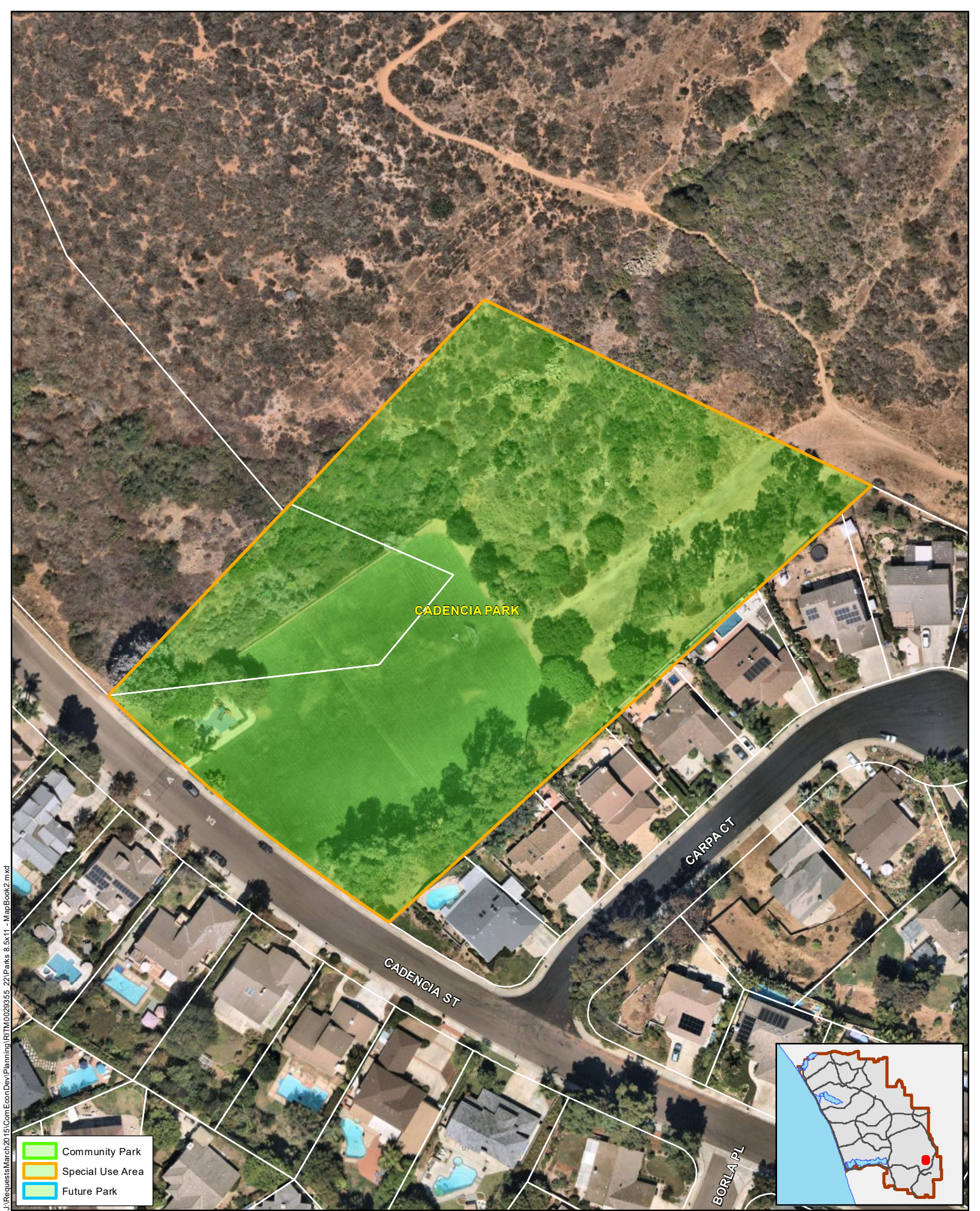
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-  Community Park
-  Special Use Area
-  Future Park



AVIARA OAKS SCHOOL FIELD





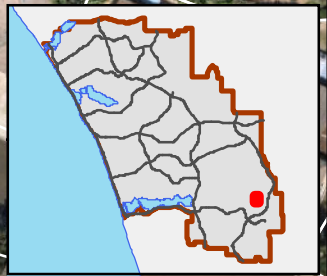
CADENCIA PARK

CADENCIA ST

CARPA CT

BORLA PL

-  Community Park
-  Special Use Area
-  Future Park



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CADENCIA PARK





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- Community Park
- Special Use Area
- Future Park

LA COSTA CANYON COMMUNITY PARK





LEVANTE ST

MORADA ST

SERRANO DR

LA COSTA HEIGHTS
ELEMENTARY
SCHOOL FIELD

- Community Park
- Special Use Area
- Future Park



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LA COSTA HEIGHTS ELEMENTARY SCHOOL FIELD

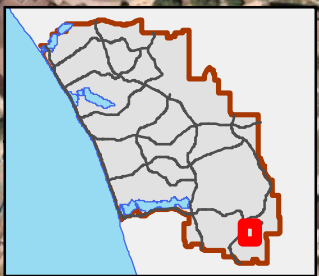




LA COSTA AV
CAMINO PINTADO
CALLE MEJOR
CORTE MARN
CORTE PROMENADE
CALLE SANTIAGO
CALLE CANGUNA
CALLE GARACAS
CAMINITO MALAGA
CAMINITO SIERRA
CAMINITO PUERTO
CAMINITO OMANZA
CAMINITO BOLO
CALLE TIMITEO
CALLE ODESSA
CALLE DEL SUR
CAMINO DE LOS COCHES
SITIO BAJA
TERRAZA DISOMA
MAVERICK WY
CORTE VERSO
CALLE ACERVO
CIRCULO ADORNO
AVENIDA NIEVE
VIA MIRADOR
AVENIDA OBERTURA
CALLE JALISCO
CALLE BARCELONA

STAGECOACH
COMMUNITY
PARK

- Community Park
- Special Use Area
- Future Park



STAGECOACH COMMUNITY PARK



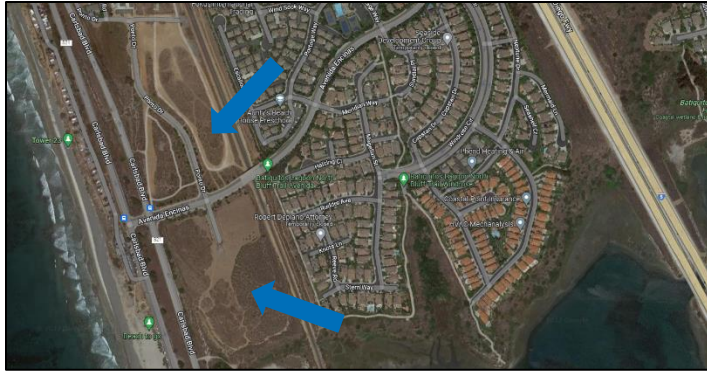
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FACT SHEET

COMMUNITY INTEREST IN A PONTO PUBLIC PARK

The City of Carlsbad has received comments from community members expressing a desire for a public park on the existing vacant properties in the general area around Ponto Drive and Avenida Encinas (see image below).



There has been different information shared about park needs and whether the city has met the required amount of park space outlined in the city's Growth Management Plan for the southwest quadrant of the city. City staff provided detailed information at two City Council meetings (held [Jan. 26, 2021](#) and [July 13, 2021](#)) about park requirements, city land acquisition limitations and private development rights. The City Council did not direct additional actions related to acquisition of parks land in the vicinity of these private properties.

REPORT FINDINGS

- The city has met the current Growth Management Plan performance standard for park space in the southwest quadrant.
- The vacant sites in the Ponto area are zoned for residential/commercial tourism development -- the property owners have a legal right to develop those vacant sites per the approved 2015 General Plan and Local Coastal Plan, which guide how land can be used and developed in the city.
- The city can only acquire private property from a willing seller, at the current fair-market value. One of the parcels has a reported asking price of around \$35 million.
- Funding for park acquisition, development and maintenance must come from the General Fund, which was not included in the Fiscal Year 2022-23 budget (funds from park-in-lieu fees or Community Facility District #1 fees are restricted and cannot be used).
- Citywide voter approval would be required under Proposition H, a Carlsbad-specific law that requires voter approval for any capital improvement projects that cost more than \$1 million in general funds, even if the city already has the money on hand.
- There are currently 136 residential units planned for one of the sites. Per Senate Bill 330, the city would be required to increase the density of another property within the city to accommodate those 136 residential units if the property was acquired for park space.
- The [Carlsbad Sea Level Rise Vulnerability Assessment](#) did not identify specific acreages of park or open space land that could be "lost" due to sea level rise. It only identifies areas that have the *potential* for erosion, flooding or inundation in the future if no actions are taken. Potential vulnerabilities identified along the beach, bluffs, campground and Carlsbad Boulevard will be addressed through future adaptation plans that will establish measures needed to prevent or minimize the loss of land due to sea level rise.
- There is a city effort underway (South Carlsbad Coastline Project) to repurpose Carlsbad Boulevard to potentially create more than 60-acres of available space over a 2.7-mile stretch that could be used for bike/pedestrian paths, recreational areas beach access and open space within the southwest quadrant.

CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE
 Exhibit 2, Attachment 6

Park Standards Benchmarking Analysis

Table 1. City of Carlsbad Information

Carlsbad Info:		Data Source:
Total land within the city area (in acres)	25,021	Carlsbad General Plan (2015 Update) pg. 2-7
Total city area (in square miles)	39	
Population	116,025	Growth Management Plan
Population per square mile	2,975	
Acres of land within the city designated for recreation use	2,074	Carlsbad General Plan (2015 Update) pg. 2-7
% of city land area used for P&R	8%	
Acres of land within the city designated for open space use	6,243	Carlsbad General Plan (2015 Update) pg. 2-7
% of city land area used for open space	25%	
# of City Community Parks and Special Use Areas	42	Carlsbad City Parks and Rec website
Miles of Trails	67	
Current Park Acreage	432.4	City Council action of July 26, 2022 – finding of compliance with Growth Management Plan/Citywide Facilities and Improvements Plan
Current Park Acreage plus Planned Park Acreage	519.7	

Table 2. National Park and Recreation Association (NRPA) Comparison¹

Data	City	Residents per park	
NRPA	City of Carlsbad	2,830	Takeaway: The City of Carlsbad performs better than the median CA city, i.e., provides more parks for its population.
NRPA	Median of CA cities with >2,500 people per sqm	4,149	

¹ Based on NRPA 2020 Agency Performance Report for CA agencies with jurisdictions greater than 2,500 people per sq. mile. Results yielded 20 agencies for park number and acreage comparisons, and 21 agencies for operating expenditures comparison.

Table 3. Trust for Public Lands Comparisons

Note: Data obtained from the Trust for Public Lands 2022 ParkServe database may not match the calculations provided by the National Park and Recreation Association or the City of Carlsbad. Number of parks, park acreage, and percent of city land used for parks are all based on the Trust for Public Lands data and may include or omit elements that differ from other data sources. Despite differences with the other data sources, numerical data has been maintained as-is in order to best relate to other Trust for Public Lands city comparisons.

3.1 Total amount of Park Acreage

Data		2020 Census Population	Park Acreage	Acres per 1,000 residents
TPL	City of Carlsbad	114,411	1,162.61 ²	10.16
TPL	City of Encinitas	62,967	289.65	4.60
TPL	City of Oceanside	175,694	2,141.46	12.19
TPL	City of San Marcos	96,219	653.89	6.80
TPL	City of Vista	100,659	459.70	4.57
TPL	City of Poway	49,780	3,589.73	72.11
TPL	City of Chula Vista	268,779	839.55	3.12
TPL	City of San Diego	1,414,545	43,569.12	30.80

3.2 Percentage of Land within the City designated for Recreation

Data		% of land within the city designated for recreation use	% difference
TPL	City of Carlsbad	14%	
TPL	City of Encinitas	12%	-14%
TPL	City of Oceanside	12%	-14%
TPL	City of San Marcos	7%	-50%
TPL	City of Vista	6%	-57%
TPL	City of Poway	18%	29%
TPL	City of Chula Vista	8%	-43%
TPL	City of San Diego	19%	36%

² This acreage is higher than the City of Carlsbad park acres (432.4) that count toward the city's Growth Management park standard.

Notes about the benchmarking data sources:

National Recreation and Park Association (NRPA): <https://www.nrpa.org/>

The NRPA is a national organization whose Park Metrics research provides data for comparison across agencies and communities around the United States. Data is compiled from nearly 1,100 park and recreation agencies, and can be narrowed down to more focused areas such as geography, budget range, jurisdiction population, jurisdiction density, and more. Information is collected via submission responses per agency, so inclusivity details may vary from agency to agency. This is an important note when comparing specific cities. NRPA is best used to understand general trends across large geographies.

Trust for Public Land (TPL): <https://www.tpl.org/>

The TPL ParkServe Database includes 14,000 cities, towns, and communities. Population estimates are obtained from Esri's 2021 U.S. demographic estimates. Information about park number, acreage, amenities/facilities, etc. is either city-reported information or is obtained via available resources (municipal websites, county/state GIS data, and satellite imagery) with requested verification by the respective city. Information is updated monthly upon verification.

In this dataset, "parks" are defined as publicly owned local, state, and national parks, trails, and open space; school with joint-use agreement with the local government; or privately-owned parks that are managed for full public use. Examples TPL ParkServe does not include parks in gated communities, private golf courses, private cemeteries, school parks/playgrounds without active joint-use agreements, nor zoos, museums, or professional sports stadiums.

Development Impact Fees per City

City of Carlsbad

<u>Fee Applicable to Residential Subdivisions Only:</u>	<u>NE, SE, SW</u> (per unit)	<u>NW</u> (per unit)
Single Family Detached & Duplex (0-lot line or attached wall)	5,728	7,649
Attached Residential (4 units or less)	4,804	6,414
Attached Residential (more than 4 units)	4,636	6,190
Mobile Homes	3,696	4,934

City of Oceanside

<u>Fee Category</u>	<u>Current Estimate Fee or Calculate Formula</u>	<u>Authority for Imposition</u>
Public Facility (Residential)	\$2,621 per unit	Reso. #15-R0638-1 Ord # 91-09
Public Facility (Commercial/Industrial)	\$.902/ sq. ft. or \$902/thousand sq. ft.	Reso. #15-R0638-1 Ord # 91-09
Parks (Residential only)	\$4,431 per unit	Reso. #15-R0638-1 Ord # 91-09

City of San Marcos

PUBLIC FACILITIES FEES (PFF)

The City of San Marcos Public Facilities Fees finance the construction of certain City facilities. Approved pursuant to Council Resolution 2008-7007.

Fee Category	Single Family Dwelling (Per Unit)	Multi-Family Dwelling (per Unit)	Commercial (per Acre)	Industrial (per Acre)	Light Industrial (per Acre)	Business Park (per Acre)	Office (per Acre)
Circulation Streets	\$6,747	\$4,048	\$125,914	\$53,974	\$31,427	\$92,086	\$87,959
SR-78 Interchanges	\$3,240	\$1,923	\$59,254	\$25,632	\$18,124	\$43,732	\$50,730
NPDES	\$221	\$221	\$687	\$687	\$687	\$687	\$687
Technology Improvements	\$44	\$44	\$148	\$148	\$148	\$148	\$148
Parks	\$6,251	\$6,251	-0-	-0-	-0-	-0-	-0-
Habitat Conservation	\$103	\$103	\$198	\$198	\$198	\$198	\$198
Subtotal	\$16,570	\$12,590	\$186,201	\$80,639	\$50,584	\$136,851	\$139,722
Drainage	Drainage Fees assessed based on Table below						

CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE

Exhibit 2, Attachment 6

City of Encinitas

Parkland Acquisition and Park Development Fees

TABLE A

General Plan Designation	Zone	Park Acquisition Fee Per DU *	Park Development Fee Per DU	Total Fee Per DU
Residential (0.125-0.25 DU/Ac)	R	\$6,792.00	\$3,959.00	\$10,751.00
Residential (0.25-0.5 DU/Ac)	RR	\$6,792.00	\$3,959.00	\$10,751.00
Residential (0.5-1.0 DU/Ac)	RR1	\$6,792.00	\$3,959.00	\$10,751.00
Residential (1.0-2.0 DU/Ac)	RR2	\$6,792.00	\$3,959.00	\$10,751.00
Residential (2.0-3.0 DU/Ac)	R3	\$6,792.00	\$3,959.00	\$10,751.00
Residential (3.0-5.0 DU/Ac)	R5	\$6,792.00	\$3,959.00	\$10,751.00
Residential (5.0-8.0 DU/Ac)	R8	\$6,792.00	\$3,959.00	\$10,751.00
Residential (8.0-11.0 DU/Ac)	R11	\$4,536.00	\$2,644.00	\$7,180.00
Residential (11.0-15.0 DU/Ac)	R15	\$4,536.00	\$2,644.00	\$7,180.00
Residential (15.0-25.0 DU/Ac)	R25	\$4,536.00	\$2,644.00	\$7,180.00
Mobile Home Park	MHP	\$4,320.00	\$2,518.00	\$6,838.00

Open Space Land Acquisition

Fees per Unit of Development – Open Space Land Acquisition

Development Type	Zone	Dev Units (1)	Func Pop per Unit (2)	Equity per Capita (3)	Fee per Unit (4)
Residential (0.125-0.25 DU/Ac)	R	DU	2.83	\$154.88	\$438.00
Residential (0.25-0.5 DU/Ac)	RR	DU	2.83	\$154.88	\$438.00
Residential (0.5-1.0 DU/Ac)	RR1	DU	2.83	\$154.88	\$438.00
Residential (1.0-2.0 DU/Ac)	RR2	DU	2.83	\$154.88	\$438.00
Residential (2.0-3.0 DU/Ac)	R3	DU	2.83	\$154.88	\$438.00
Residential (3.0-5.0 DU/Ac)	R5	DU	2.83	\$154.88	\$438.00
Residential (5.0-8.0 DU/Ac)	R8	DU	2.83	\$154.88	\$438.00
Residential (8.0-11.0 DU/Ac)	R11	DU	1.89	\$154.88	\$293.00
Residential (11.0-15.0 DU/Ac)	R15	DU	1.89	\$154.88	\$293.00
Residential (15.0-25.0 DU/Ac)	R25	DU	1.89	\$154.88	\$293.00
Mobile Home Park	MHP	DU	1.80	\$154.88	\$279.00

Trail Development

Fees per Unit of Development – Trail Development

Development Type	Zone	Dev Units (1)	Func Pop per Unit (2)	Equity per Capita (3)	Fee per Unit (4)
Residential (0.125-0.25 DU/Ac)	R	DU	2.83	\$59.51	\$168.00
Residential (0.25-0.5 DU/Ac)	RR	DU	2.83	\$59.51	\$168.00
Residential (0.5-1.0 DU/Ac)	RR1	DU	2.83	\$59.51	\$168.00
Residential (1.0-2.0 DU/Ac)	RR2	DU	2.83	\$59.51	\$168.00
Residential (2.0-3.0 DU/Ac)	R3	DU	2.83	\$59.51	\$168.00
Residential (3.0-5.0 DU/Ac)	R5	DU	2.83	\$59.51	\$168.00
Residential (5.0-8.0 DU/Ac)	R8	DU	2.83	\$59.51	\$168.00
Residential (8.0-11.0 DU/Ac)	R11	DU	1.89	\$59.51	\$112.00
Residential (11.0-15.0 DU/Ac)	R15	DU	1.89	\$59.51	\$112.00
Residential (15.0-25.0 DU/Ac)	R25	DU	1.89	\$59.51	\$112.00
Mobile Home Park	MHP	DU	1.80	\$59.51	\$107.00

Community Facilities Fees

Fees per Unit of Development – Community Facilities Fees

Development Type	Zone	Dev Units (1)	Func Pop per Unit (2)	Equity per Capita (3)	Fee per Unit (4)
Residential (0.125-0.25 DU/Ac)	R	DU	2.80	\$204.15	\$571.00
Residential (0.25-0.5 DU/Ac)	RR	DU	2.80	\$204.15	\$571.00
Residential (0.5-1.0 DU/Ac)	RR1	DU	2.80	\$204.15	\$571.00
Residential (1.0-2.0 DU/Ac)	RR2	DU	2.80	\$204.15	\$571.00
Residential (2.0-3.0 DU/Ac)	R3	DU	2.80	\$204.15	\$571.00
Residential (3.0-5.0 DU/Ac)	R5	DU	2.80	\$204.15	\$571.00
Residential (5.0-8.0 DU/Ac)	R8	DU	2.80	\$204.15	\$571.00
Residential (8.0-11.0 DU/Ac)	R11	DU	2.20	\$204.15	\$449.00
Residential (11.0-15.0 DU/Ac)	R15	DU	2.10	\$204.15	\$428.00
Residential (15.0-25.0 DU/Ac)	R25	DU	2.10	\$204.15	\$428.00
Mobile Home Park	MHP	DU	1.90	\$204.15	\$387.00

CARLSBAD TOMORROW - GROWTH MANAGEMENT CITIZENS COMMITTEE
 Exhibit 2, Attachment 6

City of Vista

Park Fee	(Effective 8/14/2020)	(Effective 8/14/2021)
Single Family	\$ 7,951.56	\$ 8,086.54
Multi-Family (per dwelling unit)	\$ 7,901.64	\$ 8,035.77
Mobile Home	\$ 5,350.23	\$ 5,441.05

City of Poway

a. Traffic and Parks

Proposed Impact Fees per Unit of Development (Excluding Water and Sewer Fees)

Development Type	Development Units ¹	Traffic Mitigation	Park Fees
Residential, Rural	DU	\$2,095	\$4,562
Residential, Single-Family	DU	\$2,079	\$4,562
Residential, Multi-Family	DU	\$2,056	\$3,594
Residential, Mobile Home	DU	\$2,044	\$3,318
Commercial	KSF	\$3,327	
Light Industrial	KSF	\$1,386	
Industrial Park	KSF	\$2,133	

¹ Units of Development: DU = dwelling unit; KSF = 1,000 gross square feet of building area

b. Habitat Mitigation In-Lieu Fee

\$17,000 Per Acre

City of Chula Vista

PARKLAND ACQUISITION & DEVELOPMENT

The Parkland Acquisition and Development (PAD) fee consists of two fee components: land acquisition and park development.

Applicable: Citywide. Parkland acquisition fees vary between eastern and western Chula Vista, as divided by I-805. Development fees are consistent citywide.

Single Family, per dwelling unit

Acquisition, west of I-805	\$4,994
Acquisition, east of I-805	\$12,676
Development, citywide	\$8,690
Total single family fee, west of I-805	\$13,684
Total single family fee, east of I-805	\$21,366

Multifamily, per dwelling unit

Acquisition, west of I-805	\$3,707
Acquisition, east of I-805	\$9,408
Development, citywide	\$6,450
Total multifamily fee, west of I-805	\$10,157
Total multifamily fee, east of I-805	\$15,858

Mobile Home, per unit

Acquisition, west of I-805	\$2,337
Acquisition, east of I-805	\$5,932
Development, citywide	\$4,067
Total mobile home fee, west of I-805	\$6,404
Total mobile home fee, east of I-805	\$9,999