

From: [Don Christiansen](#)
To: [Growth Management Committee](#)
Cc: [Katie Hentrich](#); [Jason Haber](#)
Subject: LOCAL Electric Generation
Date: Wednesday, January 11, 2023 1:20:16 PM

Good Day Fellow *Carlsbad Tomorrow* Growth Management Committee Members!

Since *LOCAL* Electric Generation is on today's agenda I thought I'd share a few headlines:

U.S. Safety Agency To Consider Ban On Gas Stoves Amid Fears Of Pollution

"Gas stoves are bad for our health, and the strongest evidence is on children and *children's asthma*"

California is "the first U.S. state to phase out all new gas-fueled furnaces and water heaters in homes."

Carlsbad Mulls Requiring All-Electric Construction

"The ordinances require water heaters, clothes dryers, space heaters and other appliances in all new construction to be electric instead of natural gas"

S.D. Battery Research Gets \$16M

"The University of California San Diego will receive \$10 million to develop and scale up technology that recycles lithium-ion batteries. *Smartville Inc. of Carlsbad* has been awarded a \$6 million grant to extend battery use for energy storage systems."

The focus is to repurpose used EV batteries for renewable energy storage applications. California will ban the sale of new gas powered cars by 2035.

The need for electricity will increase significantly in the future. As I wrote in a previous email to our committee:

"The question is who is going to generate the electricity? An option is to do what makes *sustainable sense* and generate as much local electricity *as feasible* by turning rooftops, parking lots, and underutilized land that have been considered *liabilities into assets* by installing solar panels. ***LOCAL jobs and LOCAL business opportunities are created in the process.***"

Our *Clean Energy Alliance* is charged with buying renewable energy. Carlsbad is moving forward with the proposed development of a 50 acre parcel of City owned land (Maerle Reservoir) as a solar farm. ***Very significant Federal Funding is now available*** via the Inflation Reduction Act and other programs. *RMI.org* (formerly Rocky Mountain Institute) provides Cities guidance on how to access those funds via their ***LEAF*** and ***FFOLD*** programs.

France has mandated that all parking lots over a certain size shall have solar electric canopies. Would the City of Carlsbad have the political will to enact a similar ordinance?

Our *Community Vision* statement reads: ***Sustainability:*** Build on the city's sustainability initiatives to emerge as a *leader* in green development sustainability. Pursue public/private partnerships, particularly on sustainable water, *energy*, recycling and foods.

Don Christiansen
Carlsbad Tomorrow Growth Management Committee Member

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Jan 11, 2023

To: Carlsbad Growth Management Citizens Committee

From: Howard Krausz, North County Advocates board member

Re: Agenda Item #1, Parks and Open Space Performance Standards

Honorable Chair and Committee Members

Parks and Open Space are critical to the quality of life in Carlsbad and are of the highest priority to our citizens as demonstrated in public surveys and comments time and time again. Since the State of California has mandated a large increase in housing to accommodate a massive increase in population the use of existing parks and open space will increase greatly requiring even more space, not less. Some, but by no means all, of the measures that must be taken now to manage all this future growth include:

1. Maintain or preferably increase the existing open space standard of 15% of the unconstrained land in each LFMZ. Define exactly what "unconstrained land" is and accurately inventory where such land exists in each LFMZ.
2. Clarify the definition of open space and the categories of open space. Give preference to natural open space that preserves habitat. Ensure that no acres are counted as open space that do not meet the definition and that no acres are double counted.
3. Do not allow any further exemptions to the open space standard. In zones 1-10 and 16 that were already exempted, whatever percent open space now exists must never be decreased further. Plans should be made to increase that percentage as much as possible towards 15%.
4. When a new development is approved, 15% of its developable acreage must be set aside as open space. If not on site, then an equal amount of open space needs to be aside in the same or possibly an adjacent LFMZ. Do not allow developers to pay an in-lieu of fee to avoid this requirement.
5. Maintain or increase the existing Parks standard of 3 acres per 1000 residents in each quadrant. Use an accurate method of determining population, current and expected. Residents should have parks that are readily accessible by walking and/or biking.

Thank you for your attention and for your efforts to protect the environment and quality of life in Carlsbad from the negative effects of overdevelopment.

H. Krausz, MD

From: [Mary Hassing](#)
To: [Growth Management Committee](#)
Subject: Agenda #1, Open Space Standard
Date: Wednesday, January 11, 2023 11:09:21 AM

Dear Committee Members,

I am writing to thank you for considering future plans for our precious open space in Carlsbad. I am concerned that we have not kept faith with the promise in 1986 that 40% of our city would continue as open space.

I understand that 11 of the 25 LFMZ's are exempted from the standard requiring 15% of unconstrained open space. Please remove that exemption and require the standard for all management zones. Please find a way to give every area of Carlsbad open areas -- for the health and enjoyment of residents and the unrestricted movement of wildlife that has lost so much habitat.

My hope is that Carlsbad is not already so thoroughly built out, with plans in place for further development, that we cannot take this moment to ensure protected open space far into the future.

Thank you for your work,

Mary Hassing
Regent Road, Carlsbad

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From: [Enchanted Seashells](#)
To: [Growth Management Committee](#)
Subject: RE: Open Space
Date: Wednesday, January 11, 2023 11:20:23 AM

For the past almost forty years, I've petitioned and spoken out in favor of MORE open space, citing other comparable cities.

At this point, elected and appointed officials have all but ignored the importance of maintaining and creating a beautiful landscape for Carlsbad.

Once again, this is your chance to do the right thing for the community and the environment.

Rosanne Bentley

See below:

Open Space

Staff recommendation is to leave the standard as is—ie: 15% of unconstrained open space for each LFMZ (Local Facility Management Zone), but 11 of 25 LFMZ's are exempted from the standard.

***Furthermore, that ignores the **promise** made in **1986 that 40% of the city would remain in open space**. They now estimate being about 750 acres short at buildout and ignore that over half of the city, in effect, has no standard in place.

THIS IS, ONCE AGAIN, UNACCEPTABLE.

DO THIS:

- Keep the 15% per LFMZ, but eliminate exemptions so all zones are treated the same
- Inventory all vacant/underutilized land for potential open space
- Remove the exemption on the 11 LFMZ's and develop transition plans to gradually increase open space so that each part of the city has an equitable share of open space- as was promised in 1986.

Parks

Staff recommendation is to leave the standard as is— ie: 3 acres parkland/quadrant/1,000 residents. But they offered an alternative— increase it to 4 acres overall, but include many new items in computing park acres (things like beaches and golf courses) that **do not address community concerns**.

Community concerns are:

- no requirement for easily accessible neighborhood parks
- no consideration of differential impact on disadvantaged neighborhoods
- giving full credit for joint use school yards- even though these are locked/gated most of the time
- no provisions for a coastal access park for the entire southern half of the city (which could be addressed at Ponto)

DO THIS:

- add a standard for accessible, neighborhood parks. Other cities have .5 acres /1,000 residents —often above the 3 acre minimum requirement per state law.
- do not expand what gets counted towards the standard —instead only count school yards at 1/2 their acres to reflect restrictions on use.
- require a transition plan to accommodate these changes over time to allow time for park impact fees to be adjusted and other revenues sources developed.

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From: [DeAnn Weimer](#)
To: [Growth Management Committee](#); [Eric Lardy](#)
Subject: CNC comments Carlsbad Tomorrow proposals for Jan. 11th meeting at 5 p.m.
Date: Wednesday, January 11, 2023 1:45:46 PM

Jan. 11, 2023

Carlsbad Tomorrow Growth Management Citizens Committee

1635 Faraday Ave

Carlsbad, CA 92008

Re: CNC Comments on Open Space and Parks

Dear Carlsbad Tomorrow Growth Management Citizens Committee members,

Last month, there was a “feel good” story that garnered national attention for Los Angeles County. The Animal Control Department for the County issued a permit to an 11-year-old girl who wants to keep a unicorn in her backyard when and if she finds one.

We with Citizens for North County (CNC) and no doubt our fellow citizens- all- appreciate the kindness shown this child and respect for her belief in this mythical creature.

In Carlsbad, open space is our unicorn. For decades, it has been trumpeted to long-standing and potential citizens as Carlsbad’s greatest asset. Or at least since 1986, when the city committed itself to remaining 40% open space.

But the reality is very different. Every year, the land officially counted as open space has been chipped away, and much of the erosion has been undocumented. The city makes a mistake in calculating the open space allocations on a new development, and the mistakes always seem to reduce open space and not expand it. Ponto, of course, is the most talked about example of that – a macro mistake if you will.

Then there are the micro events. Residents – knowingly or unknowingly – infringe on designated open space on a house-by-house basis. And this infringement is allowed due to mistakes made by city officials, or because officials are willing to look the other way to avoid

litigation. Interestingly, these “mistakes” are not reported on a case-by-case basis annually. And more importantly, there is no effort to atone for these incremental mistakes by adding open space to replace that which has vanished, sliver by sliver, on a yearly basis.

Mistakes like these have consequences for the community, and for the very health of our residents, which the pandemic made abundantly clear. Are these mistakes malicious? Some think so. Or do they reflect a lack of accountability to Carlsbad citizens? The rejection of accountability, of fair play, of good governance, of trustworthiness, are all underpinned by a simple lack of respect for residents, including those who give their time and patience in serving on important committees, like the one involved here or Envision Carlsbad, etc.

Let us look at some of the shortcomings of this report:

Problem: The staff estimates, the city will be 750 acres short of the 40% goal at buildout.

CNC’s Requested Action: The number is unacceptable as it is, but does it even capture the true shortfall? Carlsbad needs a reality check in the form of an inventory of all vacant and underutilized land for potential open space, as well as an inventory of all “mistakes” or “errors” that have resulted in diminishment of the property historically counted towards open space citywide.

Problem: The staff recommendation is to leave the standard for the Local Facilities Management Plan Zones (LFMZ) at 15% of unconstrained open space for each LFMZ.

CNC’s Requested Action: The devil is in the details here. That may sound consistent but is made irrelevant by exempting 11 of the city’s 25 LFMZs from the standard, which means 44% of the LFMZ’s lack an open space standard. Or put another way about half of Carlsbad has a shot at living in a community with about 30% open space, and the other half gets the open space unicorn. Carlsbad needs to drop the exemption on the 11 LFMZs, and develop a strategy to gradually increase open space so that open space is distributed equitably, i.e., keep its commitments to ALL residents.

Problem: The staff recommendation on parkland gives the city two options: leave the standard at three (3) acres of parkland per 1,000 residents (which is the bare minimum under state law and below the requirements of other San Diego communities), or alternatively, increase the requirement to four (4) acres.

CNC’s Requested Action: Simply put, the staff recommendation achieves four (4) acres/1,000 by redefining parkland so just about anything existing can be counted, without actually making “park” experiences available to all residents. To compute “park” acreage, the city would count beaches and golf courses, while continuing to count locked school yards as part of the parkland. This is analogous to putting flooring in your home on which the children and pets can’t walk. This is not the same as providing the type of park experience the community

needs. Additionally, there are no standards for accessible neighborhood parks; and no attempt to address the lack of parkland in older or disadvantaged neighborhoods. Furthermore, there is no coastal access park for the entire southern half of the city --- the same area the Ponto community has been championing for years.

To address these deficiencies, Carlsbad should adopt a 5 acre/1,000 resident standard; create a standard for neighborhood parks prioritizing accessibility; adjust the contribution of school yards to the overall park space calculation so that only half of the acreage is included (which would still be generous) due to restricted access; and mandate creation of a transition plan to manage these changes, allow for park impact fees to be adjusted and to develop other park revenue sources.

Problem: Staff asserts a variety of CEQA exemptions and fails to meet required public notice standards.

CNC's Requested Action: Regarding noticing the public after the 10-day CEQA appeal period had passed, the re-notice as implemented may, or may not, meet state requirements. However that issue is resolved, the deficiencies in the report referenced above challenge staff's assertion that their recommendations do not merit CEQA review because there are no CEQA impacts. In fact, once a true inventory of what is and is not open space and parkland eligible is completed, those locations must be reviewed in relation to the impact of existing and proposed plans, which will stress the environment and community via increased utilization. The CEQA related concerns include:

- air quality, particularly in neighborhoods impacted by expansion and increased utilization of the train tracks;
- the impact on water resources and threatened species by increased density and nearby commercialization;
- land use plans, particularly those impacting Carlsbad's three lagoons;
- increased exposure to hazardous materials caused by increased density, and lack of sufficient open space corridors and parkland;
- and of course, traffic impacts.

CNC requests the inclusion of the changes outlined above in your recommendations. Thank you for your consideration and for your commitment to Carlsbad.

Regards,

De'Ann Weimer on behalf of Citizens For North County

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