



# CITY COUNCIL Agenda

Council Chamber  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

March 19, 2024, 5 p.m.

## Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

## How to Watch

### In Person



City Council Chamber  
1200 Carlsbad Village Drive

### On TV



Watch the city's cable channel  
Spectrum 24 and AT&T U-verse 99

### Online



Watch the livestream at  
[carlsbadca.gov/watch](https://carlsbadca.gov/watch)

## How to Participate

If you would like to provide comments to the City Council, please:

- Fill out a speaker request form, located in the foyer.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- For non-agenda public comment, speakers must confine their remarks to matters within the City Council's subject matter jurisdiction.
- For public comment on agenda items, speakers must confine their remarks to the question or matter under consideration.
- Speakers have three minutes, unless the presiding officer (usually the Mayor) changes that time.
- You may not give your time to another person, but can create a group. A group must select a single speaker as long as three other members of your group are present. All forms must be submitted to the City Clerk before the item begins and will only be accepted for items listed on the agenda (not for general public comment at the beginning of the meeting). Group representatives have 10 minutes unless that time is changed by the presiding officer or the City Council.
- Failure to comply with the rules for public participation is disruptive conduct. Continuing disruptive conduct after being asked by the presiding official to cease may result in removal from the meeting.

## Reasonable Accommodations

Reasonable Accommodations Persons with a disability may request an agenda packet in appropriate alternative formats as required 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 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or [manager@carlsbadca.gov](mailto:manager@carlsbadca.gov) by noon on the Monday before the meeting to make arrangements. City staff will respond to requests by noon on Tuesday, the day of the meeting, and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

**More information about City Council meeting procedures can be found at the end of this agenda and in the Carlsbad Municipal Code chapter 1.20.**

*The City Council also sits as the Carlsbad Municipal Water District Board, Public Financing Authority Board, Community Development Commission and Successor Agency to the Redevelopment Agency. When considering items presented to the Carlsbad Municipal Water District Board, each member receives an additional \$100 per meeting (max \$300/month). When considering items presented to the Community Development Commission each member receives an additional \$75 per meeting (max \$150/month).*

**CALL TO ORDER:**

**ROLL CALL:**

**ANNOUNCEMENT OF CONCURRENT MEETINGS:** The City Council is serving as the Carlsbad Municipal Water District Board of Directors on Consent Calendar Item #4.

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF MINUTES:** None.

**PRESENTATIONS:**

Proclamation in Recognition of the Retirement of Communications Supervisor Jessica Thim

Proclamation in Recognition of the Retirement of Community Outreach Supervisor Carrie Scott

**PUBLIC REPORT OF ANY ACTION TAKEN IN CLOSED SESSION:**

**PUBLIC COMMENT:** *The Brown Act allows any member of the public to comment on items not on the agenda, provided remarks are confined to matters within the City Council's subject matter jurisdiction. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The City Council will receive comments as requested up to a total of 15 minutes in the beginning of the meeting. All other non-agenda public comments will be heard at the end of the meeting. In conformance with the Brown Act, no action can occur on these items.*

**CONSENT CALENDAR:** *The items listed under Consent Calendar are considered routine and will be enacted by one motion as listed below. There will be no separate discussion on these items prior to the time the Council votes on the motion unless members of the Council, the City Manager, or the public request specific items be discussed and/or removed from the Consent Calendar for separate action.*

1. **MEMORANDUM OF UNDERSTANDING FOR USE OF THE STATEWIDE ELECTRONIC COURIER UNIVERSAL RECORDING ENVIRONMENT ELECTRONIC DOCUMENT RECORDING SYSTEM** – Adoption of a resolution authorizing the City Manager to execute the Memorandum of Understanding between owner counties for use of the Statewide Electronic Courier Universal Recording Environment Government to Government Electronic Document Recording System. (Staff contact: Kelly DeMille, Administrative Services Department)
2. **GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023** – Adoption of a resolution accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 and finding that it satisfies the city's reporting requirements to the state. (Staff contact: Nicole Morrow, Community Services Department)
3. **2024 HAZARD REDUCTION PROGRAM** – Adoption of a resolution declaring weeds, rubbish, and refuse upon private property in the City of Carlsbad as public nuisances under the terms of the City of Carlsbad's Hazard Reduction Program and scheduling a public hearing on the topic for April 16, 2024. (Staff contact: Randy Metz, Fire Department)
4. **AMENDMENT TO THE AGREEMENT WITH SUBRECIPIENTS OF THE U.S. TITLE XVI GRANT AWARD FOR THE NORTH SAN DIEGO WATER REUSE COALITION REGIONAL RECYCLED WATER PROGRAM** – Adoption of a Carlsbad Municipal Water District Board of Directors resolution approving an amendment to the subrecipient agreement for the U.S. Title XVI Water Reclamation and Reuse Grant Award for the North

San Diego Water Reuse Coalition Regional Recycled Water Program. (Staff contact: Shoshana Aguilar, Public Works Department)

5. CONTINUATION OF PROCLAMATION OF A STORM-RELATED LOCAL EMERGENCY FOR REMOVAL OF SEDIMENT AND VEGETATION ON THE BUENA VISTA CREEK CONCRETE CHANNEL NEAR EL CAMINO REAL – Adoption of a resolution continuing the proclamation of a storm-related local emergency for removal of sediment and vegetation in the Buena Vista Creek Concrete Channel near El Camino Real. (Staff contact: Tom Frank, Public Works Department)
6. CONTINUATION OF PROCLAMATION OF A STORM-RELATED LOCAL EMERGENCY FOR REPAIR OF THE SLOPE BETWEEN EL CAMINO REAL AND TRIESTE DRIVE – Adoption of a resolution continuing the proclamation of a storm-related local emergency for repair of the slope between El Camino Real and Trieste Drive. (Staff contact: Tom Frank, Public Works Department)

**BOARD AND COMMISSION MEMBER APPOINTMENTS:** None.

**ORDINANCES FOR INTRODUCTION:** None.

**ORDINANCES FOR ADOPTION:** None.

**PUBLIC HEARINGS:** None.

**DEPARTMENTAL AND CITY MANAGER REPORTS:**

7. UPDATE ON THE BUILD NORTH COAST CORRIDOR PROGRAM’S CHESTNUT AVENUE UNDERPASS COMMUNITY ENHANCEMENT PROJECT – Receive an update from representatives of the Build North Coast Corridor Program regarding construction of the Chestnut Avenue. (Hossein Ajideh, Public Works Department)

**City Manager’s Recommendation:** Receive the update.

8. TGIF CONCERTS IN THE PARKS 2024 PLANNING UPDATE; INTRODUCE AN ORDINANCE AMENDING CARLSBAD MUNICIPAL CODE CHAPTER 11.32 BY ADDING SECTION 11.32.035 TITLED SECURITY OF TGIF CONCERTS IN THE PARK – 1) Receive an update on the planning for the 2024 TGIF Concerts in the Parks series, including the recommended schedule and locations, safety measures and a pilot program to solicit event sponsorships; and  
2) Introduction of an ordinance titled “An ordinance of the City Council of the City of Carlsbad, California, amending the Carlsbad Municipal Code Title 11, Chapter 32 by adding Section 11.32.035 Security of TGIF Concerts in the Park” (Exhibit 1); and  
3) Review options and provide direction regarding event ticketing. (Staff contact: Suzanne Smithson, Community Services and Reid Shipley, Police Department)

**City Manager’s Recommendation:** Receive the update, introduce the ordinance, and provide direction to staff.

**COUNCIL COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS:** *This portion of the agenda is for the City Council Members to make brief announcements, brief reports of their activities and requests for future agenda items.*

**City Council Regional Assignments (Revised 12/12/23)**

**Keith Blackburn**

Buena Vista Lagoon JPC

**Mayor**

Chamber of Commerce Liaison (alternate)

	Encina Joint Powers JAC Encina Wastewater Authority Board of Directors Economic Development Subcommittee SANDAG Board of Directors (2 <sup>nd</sup> alternate) SANDAG Shoreline Preservation Work Group (alternate)
<b>Priya Bhat-Patel</b> <b>Mayor Pro Tem – District 3</b>	City/School Committee Clean Energy Alliance JPA Economic Development Subcommittee League of California Cities – SD Division (alternate) North County Transit District SANDAG Board of Directors (1 <sup>st</sup> alternate)
<b>Melanie Burkholder</b> <b>Council Member – District 1</b>	City Council Legislative Subcommittee North County Dispatch Joint Powers Authority (alternate) SANDAG Board of Directors
<b>Teresa Acosta</b> <b>Council Member – District 4</b>	Chamber of Commerce Liaison City Council Legislative Subcommittee City/School Committee Clean Energy Alliance JPA (alternate) Encina Joint Powers JAC (alternate) Encina Wastewater Authority Board of Directors (alternate) League of California Cities – SD Division North County Dispatch Joint Powers Authority San Diego County Water Authority
<b>Carolyn Luna</b> <b>Council Member – District 2</b>	Buena Vista Lagoon JPC Encina Joint Powers JAC Encina Wastewater Authority Board of Directors North County Transit District (alternate) SANDAG Shoreline Preservation Work Group

**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. In conformance with the Brown Act, no Council action can occur on these items.*

**ANNOUNCEMENTS:**

This section of the Agenda is designated for announcements to advise the community regarding events that Members of the City Council have been invited to, and may participate in.

**CITY MANAGER COMMENTS:**

**CITY ATTORNEY COMMENTS:**

**CITY CLERK COMMENTS:**

**ADJOURNMENT:**

**City Council Meeting Procedures (continued from page 1)**

**Written Materials**

Written materials related to the agenda that are submitted to the City Council after the agenda packet has been published will be available for review prior to the meeting during normal business hours at the City Clerk's office, 1200 Carlsbad Village Drive and on the city website. To review these materials during the meeting, please see the City Clerk.

## **Visual Materials**

Visual materials, such as pictures, charts, maps or slides, are allowed for comments on agenda items, not general public comment. Please contact the City Manager's Office at 442-339-2820 or [manager@carlsbadca.gov](mailto:manager@carlsbadca.gov) to make arrangements in advance. All materials must be received by the City Manager's Office no later than noon the day before the meeting. The time spent presenting visual materials is included in the maximum time limit provided to speakers. All materials exhibited to the City Council during the meeting are part of the public record. **Please note that video presentations are not allowed.**

## **Decorum**

All participants are expected to conduct themselves with mutual respect. Loud, boisterous and unruly behavior can interfere with the ability of the City Council to conduct the people's business. That's why it is illegal to disrupt a City Council meeting. Following a warning from the presiding officer, those engaging in disruptive behavior are subject to law enforcement action.

## **City Council Agenda**

The City Council follows a regular order of business that is specified in the Carlsbad Municipal Code. The City Council may only make decisions about topics listed on the agenda.

## **Presentations**

The City Council often recognizes individuals and groups for achievements and contributions to the community. Well-wishers often fill the chamber during presentations to show their support and perhaps get a photo. If you don't see an open seat when you arrive, there will likely be one once the presentations are over.

## **Consent Items**

Consent items are considered routine and may be enacted together by one motion and vote. Any City Council member may remove or "pull" an item from the "consent calendar" for a separate vote. Members of the public may pull an item from the consent calendar by requesting to speak about that item. A speaker request form must be submitted to the clerk prior to the start of the consent portion of the agenda.

## **Public Comment**

Members of the public may speak on any city related item that does not appear on the agenda, provided remarks are confined to matters within the City Council's subject matter jurisdiction. State law prohibits the City Council from taking action on items not listed on the agenda. Comments requiring follow up will be referred to staff and, if appropriate, considered at a future City Council meeting. Members of the public are also welcome to provide comments on agenda items during the portions of the meeting when those items are being discussed, provided remarks are confined to the question or matter under consideration. In both cases, a request to speak form must be submitted to the clerk in advance of that portion of the meeting beginning.

## **Public Hearing**

Certain actions by the City Council require a "public hearing," which is a time within the regular meeting that has been set aside and noticed according to different rules.

## **Departmental Reports**

This part of the agenda is for items that are not considered routine and do not require a public hearing. These items are usually presented to the City Council by city staff and can be informational in nature or require action. The staff report about each item indicates the purpose of the item and whether or not action is requested.

## **Other Reports**

At the end of each meeting, City Council members and the City Manager, City Attorney and City Clerk are given an opportunity to share information. This usually includes reports about recent meetings, regional issues, and recent or upcoming meetings and events.

## **City Council Actions**

### **Resolution**

A resolution is an official statement of City Council policy that directs administrative or legal action or embodies a public City Council statement. A resolution may be introduced and adopted at the same meeting. Once adopted, it remains City Council policy until changed by subsequent City Council resolution.

### **Ordinance**

Ordinances are city laws contained in the Carlsbad Municipal Code. Enacting a new city law or changing an existing one is a two-step process. First, the ordinance is "introduced" by city staff to the City Council. If the City Council votes in favor of the introduction, the ordinance will be placed on a subsequent City Council meeting agenda for "adoption." If the City Council votes to adopt the ordinance, it will usually go into effect 30 days later.

### **Motion**

A motion is used to propose City Council direction related to an item on the agenda. Any City Council member may make a motion. A motion must receive a "second" from another City Council member to be eligible for a City Council vote.



## City Council

# Staff Report

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Scott Chadwick, City Manager

**Staff Contact:** Kelly DeMille, Business Technology Manager  
kelly.demille@carlsbadca.gov, 442-339-2416

**Subject:** Memorandum of Understanding for use of the Statewide Electronic Courier Universal Recording Environment Electronic Document Recording System

**Districts:** All

**Recommended Action**

Adopt a resolution authorizing the City Manager to execute the memorandum of understanding between owner counties for use of the Statewide Electronic Courier Universal Recording Environment Government to Government electronic document recording system.

**Executive Summary**

The Statewide Electronic Courier Universal Recording Environment Government to Government (SECURE G2G) electronic document recording and delivery system provides government agencies with the capability to electronically submit documents to be recorded with any participating county. This electronic process transforms paper processing, handling and mailing practices into a digital solution, resulting in tremendous time savings.

There is no initial or ongoing cost to the city to participate in the system, though the city does need to execute a memorandum of understanding. As part of the memorandum's terms of use, the City Council must agree to indemnify the owner counties and the other counties that have contracted to use the system from any claims arising from the use of the system.

**Explanation & Analysis**

There are more than 100 types of official documents that can be recorded, depending on the type of transaction including, for example, title to property, agreements, certificates, deeds, easements, notices, releases, resolutions and maps. Recording documents serves an important public function as it plays a pivotal role in maintaining structured and controlled processes.

Historically, the recording process involved recording documents in person or physically mailing documents to the county. Mailing documents posed numerous challenges, including significant communication delays, heightened risk of loss or damage during transit, manual handling



inefficiencies, limited information accessibility, storage issues and security concerns surrounding document confidentiality and integrity.

Following the passage of the state's Electronic Recording Delivery Act in 2004, Los Angeles, Orange, Riverside, and San Diego counties collaborated to establish a multi-county recording system. In 2015, the implementation of the SECURE G2G document recording portal marked a significant milestone because it enabled neighboring local government agencies and entities to participate in and benefit from electronic document recording.

By participating in the SECURE G2G portal, the city will gain efficiency, speed of processing and enhanced record-keeping capabilities. The current mailing process can take up to six weeks to receive approval for routine documents, while the new electronic recording process can be approved the same day. Moreover, eliminating postage, envelopes and transportation costs not only reduces the financial burden on taxpayers but also aligns with the city's commitment to environmental sustainability by minimizing waste associated with traditional mailing processes. The implementation translates into cost savings for the city while simultaneously improving overall speed, security and integrity.

For security purposes, the system will only be accessible through the City Clerk's Office. City printers will be configured to scan documents into the system for the City Clerk's Office to process.

Without an electronic recording system, the city will continue to rely on manual, paper-based processes. Traditional manual processes can impede the efficiency of document recording due to their susceptibility to errors and are more susceptible to security risks such as loss, damage, or unauthorized access.

Maintaining a transparent and easily traceable audit trail can be challenging without an electronic system, and there is an inherent expectation among citizens and businesses for government services to be easily accessible and efficiently delivered.

In order for the city to engage in the SECURE G2G portal, the city must execute the memorandum of understanding with the owner counties.

### **Fiscal Analysis**

There are no initial or ongoing costs for the city to participate in the SECURE G2G electronic recording system and there are no fees associated with the implementation or use of the system. The city will achieve a small cost savings associated with paper printing and postage fees. The city's document recording costs will remain unchanged.

### **Next Steps**

Staff will take steps to implement the system, which includes executing the memorandum of understanding, completing user account applications, configuring a dedicated virtual workstation and making technical configurations so that staff can readily scan documents into the system for processing. County of Orange staff will train city staff to use and process documents through the system. Staff expect it to be operational in three months.

### Environmental Evaluation

This action does not constitute a project within the meaning of the California Environmental Quality Act under California Public Resources Code Section 21065 in that it has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and therefore does not require environmental review.

### Exhibits

1. City Council resolution



**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN OWNER COUNTIES FOR USE OF THE STATEWIDE ELECTRONIC COURIER UNIVERSAL RECORDING ENVIRONMENT GOVERNMENT TO GOVERNMENT ELECTRONIC DOCUMENT RECORDING SYSTEM

WHEREAS, the City Council of the City of Carlsbad, California, has determined that accepting the Memorandum of Understanding with Orange, Riverside, Los Angeles, and San Diego Counties, or Owner Counties, for the use of the Statewide Electronic Courier Universal Recording Environment Government to Government (SECURE G2G) electronic recording system is in the best interests of the city; and

WHEREAS, with the passage of the Electronic Recording Delivery Act in 2004, found in California Government Code Section 27390 *et seq.*, the Owner Counties collaborated to establish a multi-county document recording system. In 2015, the implementation of the SECURE G2G portal enabled neighboring local government agencies and entities to participate in and benefit from electronic document recording; and

WHEREAS, the system's Owner Counties require that the City of Carlsbad accept certain use terms, including indemnifying the Owner Counties and non-owner counties that have contracted to use SECURE.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the City Manager is authorized to execute the Memorandum of Understanding with Owner Counties for the use of the Statewide Electronic Courier Universal Recording Environment Government to Government system. (Attachment A).

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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KEITH BLACKBURN, Mayor

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SHERRY FREISINGER, City Clerk  
(SEAL)

**MEMORANDUM OF UNDERSTANDING  
BETWEEN OWNER COUNTIES AND GOVERNMENT PARTICIPANTS  
FOR THE USE OF THE SECURE GOVERNMENT TO GOVERNMENT (G2G)  
PORTAL**

THIS MEMORANDUM OF UNDERSTANDING (“**MOU**” or “**Agreement**”), made and entered into on 3/19/2024, is between the counties of Los Angeles, Orange, Riverside, and San Diego (hereinafter collectively referred to as “**Owners**”) that own the Statewide Electronic Courier Universal Recording Environment (“**SECURE**”) with the Orange County Clerk-Recorder acting on their behalf as the Lead County, and City of Carlsbad the submitting party (“**Government Agency**”), recording electronically through the SECURE Government to Government (**G2G**) Portal. The Owners and Government Agency are collectively referred to as the “Parties.”

**WHEREAS**, California Government Code Section 27279(b) states “[t]he recorder of any county may, in lieu of a written paper, accept for recording digitized images, digital images, or both, of a recordable instrument, paper, or notice if [. . .] [t]he requester and addressee for delivery of the recorded images are the same and can be readily identified as a local or state government entity, or an agency, branch, or instrumentality of the federal government.”

**WHEREAS**, the Counties of Orange, Los Angeles, Riverside and San Diego are the Owners of the SECURE G2G Portal; and

**WHEREAS**, the SECURE G2G Portal functions as a separate portal under the same security framework as the existing SECURE system; and

**WHEREAS**, the Counties of Orange, Los Angeles, Riverside and San Diego entered into an agreement dated August 19, 2008 to share the ownership and ongoing maintenance of a multi-county G2G electronic recording portal; and

**WHEREAS**, Orange County is the “Lead County” in supporting this SECURE G2G Portal and is responsible for executing any agreements with participants with the approval of the other Owners.

**NOW THEREFORE**, the Parties, for and in consideration of the mutual promises and agreements herein continued, do agree to the following:

**1. DEFINITIONS**

- A. Owners:** means the Counties of Los Angeles, Orange, Riverside and San Diego Counties.
- B. Lead County:** means the County of Orange as the designated lead in developing and supporting the multi-county system and responsible for handling the administrative

functions, negotiating and executing any contract relating to the support and maintenance of SECURE.

**C. Partner County or Partner Counties:** means non-owner counties that have contracted to use SECURE.

**D. SECURE G2G Portal:** means the SECURE Government to Government Portal.

**E. Government Agency:** means a government entity, other government agency, or a county department of the Owners that submits package(s) of documents electronically to an Owner or Partner County using the SECURE G2G Portal for the purpose of electronically recording under this MOU.

**F. SECURE:** means the Statewide Electronic Courier Universal Recording Environment used by multiple counties to electronically receive and return documents for recording.

**G. Government to Government:** means the acts of a county recorder recording a document for a Government Agency through the SECURE G2G Portal.

**H. Operational Issues:** means issues regarding the business rules that dictate what can be recorded by an individual Owner county or Partner County.

**I. Technical Issues:** means issues regarding how the SECURE G2G Portal electronically receives and returns recordable documents.

**J. Infrastructure:** means the non-software components used to electronically receive and return recordable documents through the SECURE G2G Portal.

## **2. PURPOSE**

The purpose of this MOU is to define the requirements, rules and policies needed for Parties to share in the use of the SECURE G2G Portal to electronically record documents in a secure electronic recording environment.

## **3. TERM**

This Agreement shall become effective upon the signature of the Parties for a term of 5 years unless terminated in writing by either party in accordance with this Agreement. The parties, by written agreement, may extend the agreement for no more than one additional year.

## **4. FEES and COST**

Government Agency is exempt from fees for SECURE G2G Portal system use, maintenance and technical support. Government Agency may be held responsible to pay any other applicable fees, taxes, and other charges, however denominated, for the recordation of

documents. Government Agency is responsible for startup costs, which may include reimbursements for setup and tokens if applicable.

## **5. Eligibility**

Established Government Agencies at the local, state or federal level, as defined below, will be allowed to submit legal documents for electronic recording through the SECURE G2G Portal pursuant to California Government Code section 27279(b), which states in part “[t]he recorder of any county may, in lieu of a written paper, accept for recording digitized images, digital images, or both, of a recordable instrument, paper, or notice if [. . .] [t]he requester and addressee for delivery of the recorded images are the same and can be readily identified as a local or state government entity, or an agency, branch, or instrumentality of the federal government.”

## **6. SECURE G2G Portal Recording Requirements**

SECURE G2G Portal recording requirements and specifications are generally set forth in Attachment A and Attachment B, incorporated herein by reference, to this Agreement.

- 6.1 Government Agency shall comply with any and all requirements and specifications of the Agreement and in Attachments A and B (collectively Attachments).
- 6.2 Government Agency understands that the requirements and specifications may change from time to time.
- 6.3 Government Agency understands that the requirements and specifications set forth in the attachments could be specific to individual Owner or Partner Counties.
- 6.4 Government Agency acknowledges that the recording requirements and specifications contained in the attachments may not be exhaustive of the recording requirements for the individual Owners and Partner Counties.
- 6.5 Owners will provide written notice to the Government Agency within 30 days if there are any changes to the requirements or specifications.
- 6.6 Attachment A – Provides the technical specifications including submission methods, communication protocol security framework and imaging standards.
- 6.7 Attachment B – Contains the processing schedules, hours of operation, policies, sample document types and authority, technical service contact and security incident contact information for electronic recording with each individual Owner or Partner County.

## **7. Government Agency Acknowledgments and Responsibilities**

- 7.1 Government Agency must supply all electronic recording equipment, i.e., computer, monitor, scanner, printer, an internet connection and a token from the Lead County, if applicable.

- 7.2 The electronic documents or records shall be considered the “original” record of the transaction in substitution for, and with the same intended effect as, paper documents or records. In the case that such documents or records bear a digital or electronic signature, those signatures shall have the same effect as paper documents or records bearing handwritten signatures.
- 7.3 Government Agency is responsible for the accuracy, completeness and content of documents submitted for recording through the G2G portal.
- 7.4 Government Agency shall immediately notify Lead County of any security incident, including but not limited to attempts at or actual unauthorized access which could compromise or otherwise adversely affect SECURE’s data systems.
- 7.5 Government Agency shall ensure that all security measures and credentials implemented are protected. Government Agency assumes all responsibility for documents submitted through unique credentials provided to Government Agency for the purposes of engaging in G2G recording.
- 7.6 Government Agency is responsible for receiving and verifying receipt of documents recorded to ensure that the source of the receipt is the county where the document was to be recorded.
- 7.7 Government Agency shall address all Operational Issues related to the electronic recording process with the individual Owner or Partner Counties.
- 7.8 Government Agency shall notify the Lead County of all problems involving Technical Issues. Government Agency shall work in good faith with the Lead County to resolve any Technical Issues. Resolution of Technical Issues may require Government Agency to provide onsite access to Lead County.
- 7.9 Government Agency shall comply with each county’s individual recording requirements. Government Agency’s submission of a document via the SECURE G2G Portal for transmission to a particular county for recording does not guarantee the document will be recorded by that individual county. Each Owner or Partner County may have its own specific requirements for the recordation of documents including, but not limited to, document types authorized for recording and payment methods. Documents not meeting a county’s specific requirements for recording may be rejected by the respective county.
- 7.10 Following the electronic recordation of a document, Government Agency agrees to deliver the original document and/or notify the real party in interest.

## **8. Lead County Responsibilities**

- 8.1 Lead County shall conduct ongoing monitoring of the SECURE G2G Portal to protect the integrity of the transmission process.

- 8.2 Lead County shall test and maintain the SECURE G2G Portal software and hardware.
- 8.3 If the SECURE G2G Portal experiences delays or power failures that interfere with the normal course of business, the Lead County will work with the individual Owner or Partner County and Government Agency until the problem has been remedied.
- 8.4 Lead County will coordinate the SECURE G2G Portal administration, training, policy creation, access control and establishment of contracts required for Government Agency to submit to Partner Counties.
- 8.5 Lead County shall facilitate communication between Government Agency and Owner or Partner Counties.

## **9. SECURE G2G Portal Review**

Government Agency's right to submit documents under this Agreement is subject to Owners review and acceptance of Government Agency's standards and procedures. Such approval will not be unreasonably withheld by Owners. This review is to confirm that all requirements of this Agreement are met.

## **10. General Recording Requirements**

Submission, acceptance, recording and rejection of any document must comply with all applicable federal, state and local laws. County specific recording requirements are generally set forth in Attachment B.

## **11. Suspension**

Lead County, with the concurrence of all the other Owners, may suspend Government Agency's submission of documents to the SECURE G2G Portal, restrict access, or deny access to Government Agency and any of Government Agency's individual staff members at any time in its sole discretion as it deems necessary.

Notice of suspension will be immediately provided to Government Agency by Lead County on behalf of Owners. Government Agency may resume submission upon satisfactory resolution of the reason for suspension after notification from the Lead County. Whether a matter is resolved is determined solely by the SECURE Owners.

The following is a non-exhaustive list of reasons for suspension:

- 11.1 To protect the public interest.
- 11.2 To protect the integrity of public records.
- 11.3 To protect real property owners from financial harm.



11.4 To prevent fraud.

11.5 For Government Agency's violation of, or to prevent the violation of, any federal, state, or local law.

11.6 For Government Agency's failure to notify Lead County of modifications which could compromise or otherwise adversely affect SECURE's data systems.

11.7 For Government Agency's default of any provision of this Agreement.

## **12. Limitation of Liability**

Owners and Partner Counties shall be held harmless from and not incur any liability for any damages whatsoever caused either directly or indirectly for:

12.1 Information electronically transmitted by the Government Agency.

12.2 Any breach of security, fraud or deceit resulting from electronic recording.

12.3 Damages resulting from software, hardware, or other equipment failure.

12.4 Delays or power failures that interfere with the normal course of electronic recording.

12.5 Restricting or terminating Government Agency's ability to electronically record documents.

12.6 Claims, disputes or legal actions concerning an electronic transaction, including, but not limited to, the accuracy, completeness or content of documents submitted for recording.

12.7 Government Agency, Owners and Partner Counties shall not be liable to each other for:

12.7.1 Any special, incidental, exemplary or consequential damages arising from or as a result of any delay, omission or error in the electronic recording transmission or receipt.

12.7.2 Any failure to perform processing of the transactions and documents where such failure is beyond the party's reasonable control (including, without limitation, any mechanical, electronic or communications failure, which prevents the parties from transmitting or receiving the electronic recording transactions).

12.7.3 Except for payment and indemnity obligations hereunder, any cessation, interruption or delay in the performance of an obligation hereunder due to earthquake, flood, fire, storm, natural disaster, act of God, war, armed conflict, terrorist action, labor strike, lockout boycott, provided that the party relying

upon this paragraph: (a) shall have given the other party written notice thereof promptly and, in any event within five (5) days of discovery thereof and, (b) shall take all reasonable steps reasonably necessary under the circumstances to mitigate the effects of the force majeure event upon which such notice is based in the event the force majeure event described in this paragraph extends for a period in excess of three (3) days.

### **13. Indemnification**

- 13.1 Owners shall not be responsible for any damage or liability occurring by reason of any acts or omissions on the part of Government Agency under or in connection with any work, authority or jurisdiction delegated or determined to be the responsibility of Government Agency under this Agreement. It is also understood and agreed that pursuant to Government Code Section 895.4, Government Agency shall fully indemnify, defend, and hold Owners and their respective officers, employees, and agents harmless from, and against, any claims, demands, liability, damages, costs (including attorney's fees), and expenses, including, without limitation, those involving bodily injury, death, or personal injury of any person or property damage of any nature whatsoever (collectively "Claims"), arising from, or related to, any acts or omissions on the part of the Government Agency under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of Government Agency under this Agreement, except to the extent caused by the sole negligence or willful misconduct of the Owners. This provision shall survive termination or expiration of this Agreement.
- 13.2 Notwithstanding section 13.1 above, in the event the Government Agency under this Agreement is a county department of an Owner, such Government Agency's indemnification obligations to each other Owner hereunder shall not exceed each Owner's indemnification obligations under that certain Multi-County Agreement Between the Counties of Los Angeles, Orange, Riverside, and San Diego for Shared Ownership and Ongoing Maintenance of an Electronic Recording Delivery System (the "Multi-County Agreement").
- 13.3 In the event of fraud that arises directly or indirectly from Government Agency's submission of a document through the SECURE G2G Portal for electronic recording that impacts the value of or title to real estate, Government Agency shall defend and indemnify the Owners against any Claims (as defined in section 13.1, above) for any G2G electronic recording transaction in which the Government Agency engages.

### **14. Termination**

- 14.1 Either party may terminate this Agreement for any reason by providing 30 calendar days' written notice of termination.
- 14.2 Owners may terminate this Agreement immediately if Government Agency is in default of any of the terms of this Agreement.

14.3 Notwithstanding any other provision of this Agreement, the Owners may terminate this Agreement immediately at any time in its sole discretion as it deems necessary. The following is a non-exhaustive list of reasons for termination:

14.3.1 To protect the public interest.

14.3.2 To protect the integrity of public records.

14.3.3 To protect real property owners from financial harm.

14.3.4 To prevent fraud.

14.3.5 For Government Agency's violation of, or to prevent the violation of, any federal, state or local law.

14.4 The indemnification and limitation of liability provisions of this Agreement shall survive any termination of this Agreement.

## **15. Dispute Resolution**

Owners and Government Agency will attempt, in good faith, to resolve any controversy or claim arising out of or relating to G2G electronic recording through either negotiation or mediation prior to initiating litigation.

## **16. Governing Laws and Venue**

This Agreement has been negotiated and executed in the State of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this Agreement, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

## **17. Amendment**

Any amendments or modifications to this Agreement shall be in writing duly executed by each party's authorized official, which shall become effective at a time mutually agreed upon by the Parties. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or Agreement not incorporated herein shall be binding on either party.

## **18. Assignment**

This Agreement shall not be assigned by a party, either in whole or in part, without prior written consent of other party. Any assignment or purported assignment of this Agreement by a party without the prior written consent of the other party will be deemed void and of no force or effect.

## **19. Entire Agreement**

This Agreement contains the entire and complete understanding of the Parties and supersedes any and all other agreements, oral or written, with respect to the terms under this Agreement.

## **20. Parties in Interest**

None of the provisions of this Agreement or any other document relating hereto provides any rights or remedies to any person other than the Parties hereto and the Partner Counties and their respective successors, transferees, assumers and assigns, if any.

## **21. Privileged and Confidential Information**

The Government Agency agrees that all personal information, which is considered privileged and confidential under state law contained within the documents submitted for recording will not be released by the Government Agency to any individual or other legal entity who would not otherwise have authorized access to such information. Any release of information by the Government Agency to any unauthorized individual or other legal entity may result in the Owners terminating this Agreement.

## **22. Waiver**

No waiver of the breach of any of the covenants, agreements, restrictions, or conditions of this Agreement by Owners shall be construed to be a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions of this Agreement. No delay or omission of Owners, in exercising any right, power or remedy herein provided in the event of default shall be construed as a waiver thereof or acquiescence therein, or be construed as a waiver of a variation of any of the terms of this Agreement.

## **23. Severability**

If any term or portion of this Agreement is held to be invalid, illegal, void or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

## **24. Sections and Attachments**

All sections and attachments referred to herein are attached hereto and incorporated by reference.

## **25. Headings**

The Agreement captions, clause, section and attachment headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

## **26. No Presumption Against Drafter**

This Agreement is deemed to have been drafted jointly by the Parties. This Agreement shall be construed without regard to any presumption or rule requiring construction against or in favor of the party receiving a particular benefit under this Agreement. No rule of strict construction will be applied against any party or person.

## **27. Notices**

Any notice requirement set forth herein shall be in writing and delivered to the appropriate party at the address listed in this subparagraph. Notice shall be given by electronic mail or deposited in the United States mail, postage prepaid, to the parties listed below. Addresses for notice may be changed from time to time by written notice to the other party. All communications shall be effective when actually received; provided, however, that nonreceipt of any communication as the result of a change in address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication. For reporting a security incident, the Government Agency shall also report the incident to the Lead County at the email address specified below.

### **Government Agency**

City of Carlsbad  
Attn: Information Technology Department  
Kelly DeMille  
1635 Faraday Ave  
Carlsbad, CA 92008  
Email: Kelly.Demille@carlsbadca.gov

### **Lead County:**

Orange County Clerk-Recorder  
Attn: SECURE G2G Coordinator  
601 N. Ross Street  
Santa Ana, CA 92701  
Email: SECURESupport@rec.ocgov.com

## **28. Signatures in Counterparts:**

This MOU may be executed in counterparts by the parties. This MOU is in effect as to any signatory party upon execution and, for purposes of enforcement, true copies of signatures shall be deemed to be original signatures.

**IN WITNESS WHEREOF**, the parties hereto have caused this MOU to be executed and attested to by their proper officers thereunto duly authorized and their official seals to be hereto affixed, as of the day and year first above written.

***--Signatures Follow--***

**OWNERS**

**THE COUNTY OF ORANGE AS LEAD COUNTY:**

Approved By: Hugh Nguyen

Signature: \_\_\_\_\_  
Orange County Clerk-Recorder

Date: \_\_\_\_\_

**THE OFFICE OF THE ORANGE COUNTY COUNSEL  
APPROVED AS TO FORM**

Signature: \_\_\_\_\_  
Title: Deputy County Counsel  
Dated: \_\_\_\_\_



**GOVERNMENT AGENCY**

**DEPARTMENT OF (Government Agency):** City of Carlsbad

**COUNTY:** San Diego

**Approved By:** Scott Chadwick

**Signature:** \_\_\_\_\_

**Title:** City Manager

**Date:** \_\_\_\_\_

## **Attachment A - Technical Specifications**

### **1. Submission Methods**

SECURE G2G Portal User Interface (UI) – Government Agencies who will be scanning paper or uploading image files directly into the SECURE G2G Portal must use a token for authentication. Government Agencies will receive recording confirmation via the UI. The UI allows user to upload a pre-scanned 300 DPI TIFF Group IV image or use a browser scanner TWAIN plugin.

SECURE G2G Portal Web API (API) – Government Agencies that directly connect to the API must adhere to the XSD standard. The XML files that are uploaded must include Base64 encoded 300 DPI TIFF Group IV image files. This process does not require a user to be involved in the transfer; it is an automatic process that will be programmed by the submitter in conjunction with the County. Government Agencies will receive recorded information via XML return package.

### **2. Communications Protocol**

HTTPS is required for the submission of instruments.

### **3. Security Framework**

The required security framework is provided for in the SECURE G2G Portal software. The SECURE G2G Portal software shall use a minimum of 128-bit file and image encryption. Industry standard Secure Sockets Layer (SSL) and user login with password that is encrypted shall be employed. User passwords are controlled by the Government Agency and at a minimum changed at 90-day intervals to reduce security exposure.

**a) Endpoint Security (Authentication Token)** - Government Agencies will require one token for each agency staff member that will be utilizing the UI. For use of the token to submit documents through the SECURE G2G Portal for recording electronically, please refer to the SECURE G2G Portal User Manual.

#### **b) Computers and User Accounts**

Government Agency computer(s) connected to the SECURE G2G Portal must be dedicated workstations for G2G recording only. Government Agency computers utilized for such are required to comply with a workstation checklist provided by Lead County.

Computers that connect to SECURE G2G Portal will have system and application logging enabled with a retention period of 3 months. Lead County may request reports of user access and transaction activity.

Workstations used to submit, retrieve, or, when applicable, return SECURE G2G Portal payloads are protected from unauthorized use and access. As a minimum, workstations shall meet all of the following requirements:

- Anti-malware software configured to start on system boot-up.
- All critical operating system patches applied within one month from when the patch first becomes available.
- A hardware firewall installed and maintained.
- Up to date virus scan software that shall check for definition updates every twenty-four hours.
- A full virus scan configured to run weekly at a minimum.
- Installed applications shall be limited to the purpose of performing the necessary operational needs of the recording process as defined by the County Recorder.
- Screen Lock must be configured for activation after 10 minutes of inactivity.

Shared user accounts may not be issued. At no time shall more than one person be authorized access to SECURE G2G Portal using a single SECURE G2G Portal user account or set of identity credentials. Each person shall be uniquely identified. If a user's status changes, so that access to SECURE G2G Portal is no longer required, the user's SECURE G2G Portal account and identity credentials shall be disabled and revoked, but not deleted from the system. SECURE G2G Portal user accounts and identity credentials are non-transferable.

### **c) Imaging Standards**

The following imaging standards shall be complied with:

- Documents must be scanned or uploaded at 300 DPI TIFF Group IV image or use a browser scanner TWAIN plugin.
- Documents will be scanned in portrait mode.
- All pages, including attachments, must be numbered sequentially.
- Documents must be scanned to original size.
- Document details, such as margins, font size and other similar requirements, must meet all applicable state statutes as set out in Government Code Section 27361 et seq.

## **Attachment B – San Diego County**

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### **B.1 Hours of Operation**

- a) Documents may be submitted to the SECURE G2G Portal 24 hours a day, Monday through Friday.
- b) Documents must be submitted by 4:00 p.m. Monday – Friday, excluding County holidays, to guarantee same day recording.

### **B. 2 Batch Submittal Guidelines**

- a) Government Agency shall be responsible for selecting the correct Agent name for the fees to be applied to the correct account.
- b) San Diego Assessor/Recorder/County Clerk (SDARCC) will reject an entire batch if any document within the batch requires further attention or correction.
- c) Government Agency shall limit the total number of names and/or prior recording references to be indexed to 200 in each document. Each document containing 200 names/or prior recording references shall be submitted as a single batch.
- d) Government Agency shall limit the size of each batch to a maximum of 25 documents for those scanned in using the SECURE G2G User Interface (UI) or the Web API.
- e) Documents submitted under this category will be recorded on a First In- First Out (FIFO) basis and will receive a recording time stamp of the real time receipted.
- f) SDARCC will not reserve a place for a document/batch that is returned to a Government Agency for further attention or correction. All corrected documents/batches will be considered as new submissions and receive a new recording time stamp.

### **B. 3 Return of e-Recorded Documents**

Recording confirmation will be returned to the Government Agency in electronic format after recordation is complete.

- a) Agencies utilizing the SECURE G2G User Interface (UI) – The entire document and fees associated with document being recorded will be returned. SDARCC may, at their discretion, return only the first page of each recorded document.
- b) Agencies utilizing the Web API – Confirmation, recording data and fees will be returned in the XML file batch.
- c) Submitted documents that are rejected for correction will be returned to the Government Agency in electronic format along with a description of the reason(s) for rejection.

## **Attachment B – San Diego County**

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### **B. 4 Document Types and Authority**

It is the responsibility of each Government Agency to ensure documents submitted using the SECURE G2G portal are recordable within San Diego County based on current California state law requirements. (Government Code(s) 27201; 27279 and 27280.)

### **B. 5 Account Set-Up Procedures**

- a) The Government Agency is required to request a unique “Charge Code” from SDARCC’s Accounting department for financial billing purposes.
- b) The Government Agency is required to complete the applicable Memorandum of Understanding, and the Application for a “Charge Code”.
- c) Once the account request is approved, an Account Code will be created and activated for use.
- d) If your agency has an existing Charge Code with the County of San Diego, it will remain the same.

### **B. 6 Payment of Recording Fees**

- a) Government Agency is responsible for payment of all recording fees in connection with documents submitted for recording.
- b) All fees shall be submitted according to SDARCC’s existing billing process.
- c) It shall be noted that Government Agencies identified as failing to submit proper fees or incurring Non-Sufficient Fund (“NSF”) checks will be blocked from submitting documents until financial issues are resolved.

### **B. 7 Reporting and Reconciliation**

- a) SDARCC will provide access to a Detail Report to each Government Agency, showing the breakdown of the fees due.
- b) The Government Agency is responsible for reconciling the Detail Report and notifying SDARCC’s Accounting department of any discrepancy.

### **B. 8 Document Legibility**

Government Agency is responsible for scanning documents at 300 dpi and performing quality assurance on each page of all documents to ensure compliance with photographically reproducible requirements. Document(s) or page(s) not meeting this requirement will be rejected and returned to the Government Agency for rescanning and resubmission. (Government Code 27361.7)

### **B. 9 Scanning Requirements:**

- a) Solid black characters on white paper
- b) Embossed text and seals shall be shaded and legible
- c) Minimum font size is 10pt. Arial font type is recommended
- d) Scan in black and white scale. Grey or colored scale is unacceptable
- e) Scan at 300 dpi Tiff Group-IV Compressed
- f) Original page size must be maintained when scanning into SECURE
- g) Page size must not exceed 8 ½ in x 14 in

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- a) PCORs shall be scanned as a separate attachment to the document and submitted into the "PCOR" image field.
- b) Documents containing PCORs as part of the recordable document will be rejected and returned to the Government Agency for correction and resubmission as indicated in B.2.

Recorded documents will be returned to the Government Agency in electronic format after recordation is complete. SDARCC may, at their discretion, return only the first page of each recorded document.

- ## B.12 Technical Service and Security Incident Contact Information

Authorized Government Agency:	City of Carlsbad, CA
Signed and Approved By:	_____ Date: _____
Printed Name:	Scott Chadwick
Title:	City Manager
Telephone #:	442-339-2829
Email Address:	Scott.Chadwick@carlsbadca.gov

# Initial Contact Form for SECURE Electronic Recording

**Instructions:** please complete this form electronically and email to [SECURESupport@rec.ocgov.com](mailto:SECURESupport@rec.ocgov.com).  
Please do not print this form; paper copies will not be accepted.

## Entity Name:

Submit to County:

- **Entity Address:**
- **Agency Point of Contact:**
  - Name:
  - Direct Phone Number:
  - Email:
- **Number of Workstations:**
- **Number of Users:**
- **Complete Legal Names of Users:**

- **Estimated weekly/monthly volume:**
- **Current document types submitted for recording:**
- **Do you currently have in-house technical support?**
  - Name:
  - Phone Number:
  - Email:
- **Scanning hardware:**
  - Desktop scanner
  - Network scanner
  - Other





## CITY COUNCIL Staff Report

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Scott Chadwick, City Manager

**Staff Contact:** Nicole Morrow, Assistant Planner  
nicole.morrow@carlsbadca.gov, 442-339-5438

**Subject:** General Plan and Housing Element Annual Progress Report for Calendar Year 2023

**Districts:** All

### Recommended Action

Adopt a resolution accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 and finding that it satisfies the city's reporting requirements to the state (Exhibit 1).

### Executive Summary

The General Plan and Housing Element Annual Progress Report (Attachment A to Exhibit 1) is a state required informational report prepared each year that is sent to various state agencies showing the city's progress in implementing its General Plan. Virtually all the annual reporting requirements focus on the city's status in meeting its share of regional housing production goals and implementing the various housing programs specified in the 2021-2029 housing element, which is one of the nine elements of the city's General Plan.

The city has initiated or completed those housing programs within the identified 2023 timeframes, as appropriate, and continues to make progress in completing the remaining programs. As reflected in the report, the city finds that it remains in compliance with its 2021-2029 state-certified Housing Element.

California Government Code Section 65400(a)(2) requires the City Council to consider the General Plan and Housing Element Annual Progress Report at a public meeting and to submit the report to the state by April 1st each year.

### Explanation & Analysis

#### Background

A General Plan is a long-term policy document that provides the general policy guidance a local government uses to guide future land use and natural resource decisions. All cities and counties in California are required by state law to have a general plan that is comprised of at least seven mandated elements. Those elements include land use, circulation, housing, conservation, open space, noise, and safety.

The housing element specifically serves two main purposes:

- To provide an assessment of both current and future housing needs for the city and constraints in meeting these needs.
- To provide a strategy that establishes housing goals, policies, and programs.

### **Statutory requirements**

The attached annual report has been prepared to fulfill the reporting requirements of the state (Government Code Section 65400(a)(2)) and the city's 2021-2029 Housing Element (Program 2.16). This is the third report that will be sent to the California Department of Housing & Community Development, the Governor's Office of Planning & Research and the San Diego Association of Governments (SANDAG) describing the status of the city's implementation of its General Plan, and more significantly, its 2021-2029 Housing Element.

### **Report structure**

The contents of the annual report, including items that are required under state law, are structured as follows:

#### **General Plan**

The General Plan component of the report provides information on projects and activities undertaken by the city in 2023 that are in alignment with, and help realize the vision of, the General Plan, which was last comprehensively updated in 2015. The report organizes these activities under three categories.

- Updates to the General Plan
- General Plan implementation actions
- Customer service activities

#### **Housing Element**

Most of the report focuses on housing entitlements – that is, the city's approval of proposed developments – and housing production efforts, as well as the status on the development and implementation of the various housing related programs and activities that are included in the Housing Element.

The following items are required under state law and found in the report and its appendixes:

- Housing development applications submitted
- Annual building activity report (newly entitled, permitted and constructed units)
- Regional Housing Needs Allocation progress (RHNA). This is the process through which the state, through SANDAG, our regional association of governments, tells cities how many housing units they must plan for to accommodate people of varying income levels.
- Program implementation status, as required by Government Code Section 65583
- Housing units constructed, as required by Government Code Section 65852.21

- Applications for single-family home lot splits, as required by Government Code Section 66411.7 (Senate Bill 9)<sup>1</sup>
- Local Early Action Planning grant reporting. This state program provides grants and technical assistance to local governments for the preparation and adoption of planning documents and process improvements that accelerate housing production, or to comply with the housing needs assessment.

Exhibit 2 provides a description of terms and methods that are used in the report.

### **Report highlights**

The report provides broad information on the implementation of the General Plan's nine elements and numerous policies by city departments throughout the reporting period. Many of 2023's notable highlights, however, relate to the city's efforts to provide its share of housing and are summarized below.

#### **Increase in home production**

The city issued 640 building permits during the 2023 calendar year, for new housing units that will be available to a variety of income categories. As shown in the table below, this represents a 412% increase in the total number of building permits issued in calendar year 2022. The increase in building permit activity is largely attributed to three projects: Marja Acres (47 permits), Pacific Wind (87 permits), and Aviara Apartments (329 permits).

Building permits issued			
Income category	Annual income range (2023) <sup>1,2</sup>	2022	2023
Above moderate	more than \$140,150	0	344
Moderate	\$128,500 - \$140,150	0	94
Low	\$110,250 - \$128,500	82	158
Very low	\$68,900 - \$110,250	43	44
<b>TOTAL</b>		<b>125</b>	<b>640</b>

1 – Based on a four-person household

2 – City of Carlsbad Household Income Limits 2023

#### **Housing Element Rezone Program and Public Safety Element update**

In accordance with state law and the actions outlined under Housing Element Program 1.1 - Provide Adequate Sites to Accommodate the RHNA, staff-initiated amendments to the Carlsbad Municipal Code, Zoning Ordinance, General Plan, Local Coastal Program (the planning document for the Coastal Zone) and other planning documents. These amendments make necessary updates to the city's plans to accommodate multi-family housing at the density and quantities deemed necessary by the city's Regional Housing

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<sup>1</sup> Senate Bill 9 (2021) was intended to increase the state's housing supply by making it easier to apply for lot splits and two-unit development.

Needs Allocation. This was achieved by identifying suitable sites for multi-family housing and rezoning the properties to a compatible zoning designation.

The proposed rezoning program was presented to the Planning Commission on Oct. 18, 2023, and to the Housing Commission on Dec. 14, 2023. The commissions considered the proposal and, after hearing public comments, voted to recommend its approval to the City Council. Although just beyond the reporting period of calendar year 2023, at its Jan. 30, 2024, hearing, the City Council approved a General Plan amendment, rezoning and certified a program environmental impact report that provides zoning capacity for 3,447 units of at the lower and moderate income levels spread across 16 sites throughout the city.

### **Objective design standards for multifamily housing and mixed-use development**

On Aug. 29, 2023, the City Council approved amendments to the Carlsbad Municipal Code, Local Coastal Program, and Village & Barrio Master Plan that allowed for the adoption of the regulatory framework for objective design standards for properties throughout the city, and specifically in the Village and Barrio area. The adoption of objective design standards satisfied the requirements of state Senate Bills 35, 167, and 330<sup>2</sup> and allowed for the implementation of Housing Element Program 1.11 - Objective Design Standards. The objective design standards are intended to streamline project review and outline clear regulations that planned development must adhere to.

### **Encouraging development of accessory dwelling units**

Accessory dwelling units (ADUs)<sup>3</sup> are an essential component of the state's housing supply and provide an alternative option to traditional market-rate home construction. Over the past several years, the state legislature has passed several laws making it easier for property owners to build ADUs and the Housing and Community Development Department encourages cities to create local allowances to encourage ADU development. On May 23, 2023, the City Council adopted amendments to the Carlsbad Municipal Code and Local Coastal Program and received a presentation on a new permit-ready ADU program that increases the feasibility of ADUs:

- The City Council approved an amendment to the Carlsbad Municipal Code and Local Coastal Program updating the city's regulatory requirements for ADUs and junior ADUs. The approved amendments brought the city into compliance with the new provisions adopted under Assembly Bill 2221 and Senate Bill 897. The amendments consisted of code updates to increase maximum heights from 16 feet to 18 feet for detached ADUs and to 25 feet for attached ADUs; provide parking exemptions for ADUs near transit/carshare locations, in historic districts, and where there are on-street parking restrictions; include permit issuance time maximums; and allow ADUs to encroach into front-yard setbacks when infeasible in rear or side yards.

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<sup>2</sup> Senate Bill 35 (2017) established a streamlined local approval process for affordable housing. SB 167 (2017) and SB 330 (2019) removed regulatory hurdles to streamline housing development that is consistent with existing density allowances.

<sup>3</sup> ADUs can be integrated into existing or proposed homes in a variety of ways, including converting a portion of an existing house, adding to the existing house, converting an existing garage, storage area, studio or other accessory building, or constructing a new detached structure on the property.

- The City Council was presented a new permit-ready ADU program that provides applicants with pre-approved plans for ADUs. Applicants making use of the pre-approved ADU plans are estimated to save three to six months of floorplan development time and potentially \$8,000-\$16,000 in design fees leading up to application submittal. This item was initiated in response to new state laws and in accordance with Housing Element Program 1.2 - Promote the Development of Accessory Dwelling Units (ADUs). Staff conducted public outreach sessions and collected surveys prior to developing plans for a range of ADU types, including studio, one-bedroom, two-bedroom and three-bedroom floor plans with sizes ranging from 400 square feet to 1,000 square feet. The permit-ready ADU floorplans are available in three architectural styles that complement existing architectural styles throughout Carlsbad, including Modern/Contemporary, Spanish, and Farmhouse/Craftsman. In addition to the program plans, staff also developed a new streamlined ADU application, which included user-friendly permit application materials to guide applicants through the review process.

At the May 23, 2023, City Council informational presentation, the City Council approved a motion directing staff to return within one year with information on the interest in and utilization of the permit-ready ADU program, including any recommended adjustments to the program. Staff will provide a City Council memorandum with that requested information in May 2024.

#### **Fiscal Analysis**

There is no fiscal impact associated with accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2023.

#### **Next Steps**

Staff will provide a copy of the report to the California Office of Planning and Research, the California Department of Housing and Community Development, the San Diego Association of Governments and the city's Planning Commission and Housing Commission. Additionally, to satisfy the City Council's May 23, 2023, motion, staff will provide the City Council with a memorandum containing the requested information in May 2024.

#### **Environmental Evaluation**

The City Planner, through the process outlined in the Carlsbad Municipal Code relating to Environmental Protection (Section 19.04.060), has determined this report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act. The City Planner's determination was published on Feb. 9, 2024, and no appeal to that determination was filed.

#### **Exhibits**

1. City Council resolution
2. Description of terms and methods

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ACCEPTING THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023 AND FINDING THAT IT SATISFIES THE CITY'S REPORTING REQUIREMENTS TO THE STATE

WHEREAS, the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 has been prepared to comply with Government Code Section 65400(a)(2) and California Department of Housing and Community Development programs, and implements Housing Element Program 2.16: Housing Element Annual Progress Report in order to provide information to the City Council, the State Office of Planning and Research, the State Department of Housing and Community Development, the San Diego Association of Governments and the public as to the status of the implementation of the General Plan and Housing Element programs, as well as mark the city's progress in meeting its share of the region's housing needs; and

WHEREAS, on Feb. 9, 2024, pursuant to Carlsbad Municipal Code Section 19.04.030, the City Planner determined that the report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act. No appeals of this determination were received in accordance with Carlsbad Municipal Code Section 21.54.140.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 (Attachment A) is accepted, that it satisfies the city's reporting requirements to the state and that the City Planner is directed to submit the report to the California Office of Planning and Research, the California Department of Housing and Community Development, and the San Diego Association of Governments.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_\_ day of \_\_\_\_\_, 2024 by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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KEITH BLACKBURN, Mayor

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SHERRY FREISINGER, City Clerk  
(SEAL)

COMMUNITY  
DEVELOPMENT

GENERAL PLAN  
AND HOUSING  
ELEMENT  
ANNUAL  
PROGRESS  
REPORT FOR  
2023





# CITY OF CARLSBAD GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023

## INTRODUCTION

California Government Code Section 65400 requires all cities and counties within the state to submit an annual report regarding the status of the General Plan and progress of its implementation. A special focus of the annual report is the local jurisdiction's progress in meeting its share of regional housing needs, as defined by state law and as addressed in the jurisdiction's general plan housing element.

The purpose of the annual progress report is to provide information to the public, local decision makers, and state agencies – primarily the Governor's Office of Planning and Research and the State Department of Housing and Community Development. This information can be used to track progress in meeting local and state goals and to adjust the methods being used to meet those goals, as needed. The report is also shared with the San Diego Association of Governments for use in regional population forecasts and estimates.

California Government Code 65400 details the information that must be contained within the annual progress report, although there is no prescribed format, sequence, or length for the report<sup>1</sup>. The annual progress report reviews activity related to the general plan within the preceding calendar year and must be submitted to the state by April 1 of the following year. As such, this annual progress report is for the time period of January 1, 2023, through December 31, 2023.

The City of Carlsbad's General Plan was last comprehensively updated in 2015 and utilized the vision and core values established in the preceding Envision Carlsbad effort to guide the development of the plan's goals and policies. **Although nine core values were identified as a part of this process, several overlapped in terms of analysis and implementation. As such, six consolidated groupings are used in this report as the organizing framework for reviewing the General Plan implementation activities for the past year. These groupings include:**

1. Sustainability
2. The Local Economy, Business Diversity and Tourism
3. Open Space and the Natural Environment; Access to Recreation and Active, Healthy Lifestyles
4. History, the Arts and Cultural Resources; High Quality Education and Community Services
5. Walking, Biking, Public Transportation and Connectivity

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<sup>1</sup> Planning and Community Development Team, Governor's Office of Planning and Research (2022, October 6) *Annual Progress Report Memo – 2022 Reporting Year* [Memorandum]. Office of Planning and Research.

[https://www.opr.ca.gov/docs/20221005-APR\\_Memo\\_Reporting\\_Year\\_2022.pdf](https://www.opr.ca.gov/docs/20221005-APR_Memo_Reporting_Year_2022.pdf)

6. Small Town Feel, Beach Community Character and Connectedness; Neighborhood Revitalization, Community Design and Livability

The City of Carlsbad also currently provides multiple stand-alone annual reports on topics related to the General Plan separately from the General Plan-Housing Element Annual Progress Report. The Office of Planning and Research acknowledges this dynamic in many jurisdictions and encourages “General Plan implementation to be discussed in the larger context of the jurisdiction’s overall programs and activities”<sup>1</sup>.

The contents of the City of Carlsbad’s General Plan and Housing Element Annual Progress Report for Calendar Year 2023 include:

### Report

- Updates to the General Plan/Zoning Ordinance
- General Plan Implementation Actions
- Customer Service Activities

### Housing Element Annual Progress Report Data Tables

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units
- Table B: Regional Housing Needs Allocation Progress
- Table D: Program Implementation Status Pursuant to Gov’t Code Section 65583
- Housing Element Data Table Summary
- Local Early Action Planning (LEAP) Reporting

## UPDATES TO THE GENERAL PLAN/ZONING ORDINANCE

Publicly initiated General Plan amendments/zoning code amendments:

- Zoning Ordinance Amendments to Encourage Development of Accessory Dwelling Units and Junior Accessory Dwelling Units – ZCA 2023-0001/LCPA 2023-0017/PUB 2023-0002: The city initiated an amendment to Title 21 of the Carlsbad Municipal Code and Local Coastal Program to implement Housing Element Program 1.2 - Promote the Development of Accessory Dwelling Units (ADUs). The ordinance changes were intended to ensure compliance with Assembly Bill 2221 and Senate Bill 897 by modifying regulations and permitting requirements related to ADUs. The City Council approved the amendments as proposed 5/0/0 at a public hearing on May 23, 2023 and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.
- Implement Housing Element Programs on Alternative Housing and Temporary Housing to Relieve Homelessness – ZCA 2023-0002/LCPA 2023-0018 (DEV 2023-0040): The city initiated an amendment to Title 21 of the Carlsbad Municipal Code and Local Coastal Program to implement Housing Element Programs 1.3 - Alternative Housing, Objective G and 2.13 - Housing for Persons Experiencing Homelessness, Objective H of the city’s Housing Element. The ordinance changes

were intended to encourage the construction of alternative and temporary housing types, increase and clarify allowances for special needs housing, and to bring the Zoning Ordinance and Local Coastal Program into compliance with the Housing Element requirements and state law. The City Council approved the amendments as proposed 5/0/0 at a public hearing on May 23, 2023, and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.

- Citywide Objective Design Standards for Multifamily Housing and Mixed-Use Development – ZCA 2020-0003, LCPA 2020-0007, PUB 2020-0004: The city initiated an amendment to Title 21 of the Carlsbad Municipal Code and Local Coastal Program to establish citywide objective design standards for multifamily housing and mixed-use development projects development for the purpose of implementing Housing Element Program 1.11 - Objective Design Standards. The ordinance changes were intended to establish the regulatory framework for objective design standards in accordance with the Housing Element and state law. The ordinance changes also rescinded City Council Policy No. 66 due to its inconsistency with state law. The City Council approved the amendments as proposed 5/0/0 at a public hearing on August 29, 2023, and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.
- Objective Design Standards for Multifamily Housing and Mixed-Use Development in the Village and Barrio – AMEND 2021-0008/LCPA 2023-0016 (DEV08014): The city initiated an amendment to the Village and Barrio Master Plan to adopt objective design standards for multi-family housing and mixed-use development for the purpose of implementing Housing Element Program 1.11 - Objective Design Standards. The changes to the Village and Barrio Master Plan were intended to establish the regulatory framework for objective design standards, specifically as they apply to the Village and Barrio Master Plan area, in accordance with the Housing Element and state law. The City Council approved the amendments as proposed 5/0/0 at a public hearing on August 29, 2023, and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.
- Housing Element Implementation and Public Safety Element Update – GPA 2022-0001/ZC 2022-0001/ZC 2022-0001/LCPA 2022-0009/AMEND 2023-0011/AMEND 2023-0012(PUB 2022-0010): The city initiated an amendment to the General Plan Land Use and Community Design Element, Public Safety Element, Zoning Ordinance, Local Coastal Program and the Bressi Ranch Master Plan, Green Valley Master Plan, Fenton Carlsbad Center Specific Plan, North County Plaza Specific Plan, and Westfield Carlsbad Specific Plans for the purpose of implementing Housing Element Program 1.1 - Provide Adequate Sites to Accommodate the RHNA, Program 1.3 – Alternative Housing, and Program 1.7 – Sites from Prior Elements. The proposed changes specifically include the rezoning of identified sites for multi-family housing. The ordinance and plan changes are intended to accommodate the housing allocations established by the Regional Housing Needs Assessment and to bring the Zoning Ordinance and Local Coastal Program into compliance with Housing Element requirements and state law. The city's Planning Commission recommended approval as proposed 5/1/1 on October 18, 2023. The Housing Commission received

a presentation of the proposed changes and recommended additional affordability requirements for city-owned and non-city owned sites on December 14, 2023. Although just beyond the reporting period of calendar year 2023, at its January 30, 2024 hearing, the City Council approved a General Plan Amendment, Rezone, and certified a Program Environmental Impact Report that provides 3,447 units of zoning capacity at the lower and moderate income levels spread across 16 sites throughout the city. The Public Safety Element update component of the project included new analysis and content as required by state law. The analysis included the preparation of a Climate Change Vulnerability Assessment and amended the Public Safety Element to include three new maps, five updated maps, 17 updated policies, 53 new policies and remove one outdated policy.

## GENERAL PLAN IMPLEMENTATION ACTIONS

General plans are comprehensive in nature and govern actions relating to the physical development of the city. General plans are long-range planning documents and, as such, the time horizon for the 2015 General Plan is 2035 and includes actions that will be completed in short-, mid-, and long-term timeframes or are on-going activities. Below is a discussion of activities and accomplishments related to the General Plan and its core values and elements that occurred in 2023.

### Concurrent Implementation of Multiple Core Values

Carlsbad's Growth Management Program was adopted in 1986 as a way to ensure that new development provided its fair share of infrastructure and services in order to maintain the community's quality of life. As such, the plan includes performance standards for 11 public facilities, including libraries, parks, circulation, and water distribution facilities.

Pursuant to California Senate Bill 166 (2017), the adopted Growth Management Program is required to change its enforcement mechanism for failure to comply with the required performance standards (i.e., the city can no longer impose a moratorium on residential development if a public facility standard is not met). For this reason, and to provide an update to a program that is reaching close to 40 years in age, the city initiated a Growth Management Program Update process in 2022. This effort included the City Council appointed Carlsbad Tomorrow Growth Management Citizens Committee which met 15 times between March 2022 and April 2023 and discussed and made recommendations for each of the existing Growth Management Program's 11 public facility "performance standards," as well as other topics important to maintaining Carlsbad's quality of life. The committee's recommendations were presented to the City Council in July 2023. In Spring 2024, staff will return to City Council with a work plan identifying next steps to implement the committee's recommendations.

## Sustainability

General Plan core values related to sustainability cross all General Plan elements, but as listed in the Sustainability Element, focus primarily on reducing greenhouse gases; water conservation, recycling and supply; efficient building standards and practices; sustainable energy; and sustainable food. The primary companion document to the General Plan in terms of sustainability is the city's Climate Action Plan. Implementation of the Climate Action Plan is specifically referenced in Sustainability Element Policy 9-P.1: Enforce the Climate Action Plan as the city's strategy to reduce greenhouse gas emissions.

Implementation actions that occurred during the reporting period include:

- Staff continued to implement the adopted Climate Action Plan. The sixth Climate Action Plan Annual Report (covering implementation from January 1, 2022-December 31, 22) was presented to the City Council on May 9, 2023.
- Staff continued a comprehensive update to the Climate Action Plan. Primary activities in 2023 included preparing a 2016 greenhouse gas inventory, preparing preliminary reduction measures, sharing the preliminary measures with the public , updating the City Council on November 7, 2023, reviewing the public input received, and updating the preliminary measures based on input from the public and City Council.
- Following a minute motion made at the April 19, 2022, City Council meeting directing staff to “research options to add an ordinance to address electrification in new buildings in the City of Carlsbad to the next draft of the Climate Action Plan,” staff presented options to City Council on May 9, 2023. With the recent Ninth Circuit decision (*California Restaurant Association v. City of Berkeley*), City Council requested staff to return on July 11, 2023, and September 12, 2023. At the September 12, 2023, meeting, the City Council voted to continue implementation of the city's existing reach code due to the potential legal concerns raised by the Berkley case.
- The Clean Energy Alliance continued operating in Carlsbad. An annual update was presented to the City Council on February 7, 2023.

## The Local Economy, Business Diversity, and Tourism

General Plan core values related to the local economy, business diversity, and tourism most directly inform the Economy, Business Diversity, and Tourism Element. The focus of this element includes strengthening the city's role as an economic hub by ensuring fiscal health, carefully managing land use and infrastructure, and promoting business diversity, opportunities, and tourism.

- The city manager presented the Fiscal Year 2023-24 Budget and Capital Improvement Program (Budget) to the City Council for consideration at a hearing on June 13, 2023. The budget includes data on the city's administration, operations, staffing, facilities, projects, and forecasts in the context of the city's five-year strategic plan and fiscal year goals. The city was awarded the Achievement for

Excellence in Financial Reporting for the 30<sup>th</sup> year in a row by the Government Finance Officers Association of the United States and Canada.

- The city continues to work towards the implementation of the City Council five-year strategic plan which outlines policy goals designed to reflect the most important priorities of the community. Program milestones that were achieved during 2023 include the adoption of an updated Homeless Response Plan on February 7, 2023, the formation of a community-police engagement commission, and the adoption of an economic development strategic plan on January 10, 2023.

## Open Space and Active Lifestyles

General Plan core values related to open space and active lifestyles most directly inform the Open Space, Conservation, and Recreation Element. The focus of the element includes the open space framework; biological resources; beaches, parks, and recreation; trails and greenways; agricultural resources; air quality; and water quality.

- Item 1 under the Natural Community Conservation Planning Act of 1991, Carlsbad and the cities of Encinitas, Escondido, Oceanside, San Marcos, Solana Beach and Vista participated in the preparation of the Multiple Habitat Conservation Program, which was adopted and certified by the San Diego Association of Governments in 2003. The Multiple Habitat Conservation Program is a comprehensive sub-regional plan that addresses the needs of multiple plant and animal species in northwestern San Diego County, enabling cities to implement their portions of the Multiple Habitat Conservation Program through citywide subarea plans, which for the City of Carlsbad is the Habitat Management Plan, adopted in 2004. The General Plan contains policy 4-P.9: Maintain and Implement the city's Habitat Management Plan...including the requirement that all development projects comply with the Habitat Management Plan and related documents.
- The Public Works Department Habitat Management Division produced its annual Habitat Management Report for Reporting Year 19, which includes November 1, 2022, through October 31, 2023. The report summarized that for the reporting period:
  - There were no acquisitions of open space lands.
  - There was a net gain of 3.3 acres of Habitat Management Plan hardline associated with the Aviara Apartments Project and Park Drive Slope and Drainage Improvement Project mitigation.
  - The city debited 0 acres from the existing Lake Calavera Mitigation Parcel for city projects, leaving 92.2 acres (credits) for future upland mitigation.
  - Two Habitat Management Plan amendments were processed for boundary adjustments associated with the Aviara Apartments Project and Park Drive Slope and Drainage Improvement Project mitigation.
  - Ongoing management and monitoring activities in Habitat Management Plan preserves conducted in 2023 included invasive species monitoring and control, installation and maintenance of fences and signage, patrolling, rare plant counts and habitat assessments, vegetation mapping, sensitive species surveys, wildlife movement monitoring, and public outreach activities.



- The Community Development Department Planning Division produced its annual Open Space Status Report for Fiscal Year 2022-2023, which includes July 1, 2022, through June 30, 2023. The report summarized that for the reporting period zero acres were added or removed from the city's Open Space inventory..

## Education, Culture, and Community Services

General Plan core values related to education, culture, and community services most directly inform the Arts, History, Culture, and Education Element and Public Safety Element. The focus of these elements includes historic resources; arts and culture; library, educational and lifelong learning resources; minimize negative effects of natural and man-made hazards; and maintain safety services.

- On July 24, 2023 Carlsbad City Council approved a resolution to adopt an update to the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan is a regional plan that identifies activities to minimize the impact and damage by natural and human-caused disasters. The Office of Emergency Management and Resilience is responsible for the maintenance and implementation of this plan.
- In June 2023, the city opened its new temporary Fire Station 7, achieving city goals that were established by City Council in 2022. The opening of the station helps the city achieve its goal of improving emergency response times. The temporary station will remain in place until a permanent station is constructed and operational.
- Throughout 2023, progress continued on updating the city's Public Safety Element in conjunction with the Housing Element's Program 1.1 to rezone identified housing sites. The draft update to the Public Safety Element was circulated for public review in July and August 2023 and was submitted to CalFire for review. The California Board of Forestry and Fire Protection considered the update at its September 26, 2023, hearing and issued a confirmation that the update met its evaluation criteria in December 2023. The Carlsbad Planning Commission voted to recommend to the City Council approval of the Public Safety Element at its hearing on October 18, 2023. Although just outside the reporting period of calendar year 2023, the item was approved by the Carlsbad City Council on January 30, 2024. In all, the update includes three new maps, five updated maps, 17 updated policies, 53 new policies and one removed policy.

## Walking, Biking, Public Transportation, and Connectivity

General Plan core values related to walking, biking, public transportation, and connectivity most directly inform the Mobility Element. The focus of this element includes livable streets; effective multi-modal transportation systems; managed parking; transportation demand and traffic signal management; context-sensitive transportation corridor design; and goods movement.

- The City of Carlsbad declared a local state of emergency on Aug. 23, 2022, in response to a 233% increase in collisions involving bikes and e-bikes between 2019 and August 2022. The action immediately increased attention and resources on a

range of solutions including infrastructure improvements, traffic safety measures, enhanced enforcement and a focus on safe driving behavior education. The local emergency proclamation expired at 5 p.m. on Sept. 8, 2023, however traffic safety remains a top priority in Carlsbad with a focus on the three Es of traffic safety – education, engineering and enforcement – using the framework of the Safer Streets Together Plan. The 12-month period between the beginning and end of the emergency proclamation saw a measurable reduction in injury collisions over this period of time:

- 13% decrease in injury collisions across all modes of travel
  - 20% decrease in injury collisions involving bikes and e-bikes.
  - 22% decrease in injury collisions involving manually powered bikes.
  - 18% decrease in injury collisions involving e-bikes.
- Significant initiatives that have been implemented as a result of the Safer Streets Together Plan in 2023 include:
    - Major roadway surfacing and restriping improvements along over 16 miles of east-west roadways throughout the city to balance the needs of all roadway users.
    - Green paint or bike lane improvements at 43 other locations and major intersections throughout the city
    - Implementation of the planning phase for Safe Routes to School plans at four school sites including Sage Creek High School, Aviara Oaks Middle / Elementary Schools, Jefferson Elementary, and Hope Elementary
    - Implementation of high visibility crosswalks and traffic calming improvements at six crosswalks on Carlsbad Boulevard
    - Restriping southbound Carlsbad Boulevard from Manzano Drive to Island Way to address excessive vehicle speeding and to provide additional space for bicyclists and pedestrians along the busy coastal corridor
    - Conducted e-bike safety training and implemented a bike permit program with Carlsbad Unified School district including 22 training courses reaching over 1,000 students since the start of the fall 2023 semester

## Community, Neighborhood Character, and Housing

General Plan goals and policies related to community and neighborhood character relate to six General Plan elements: Land Use and Community Design; Mobility; Open Space, Conservation, and Recreation; Noise; Sustainability; and Housing. The focus of this core value includes land use; community character, design, and connectedness; growth management; Cannon Road open space, farming, and public use; the Village, the Barrio; compatibility of noise with land use and the built environment; housing opportunities; housing implementation; housing preservation; affirmatively furthering fair housing; community engagement on housing resources; and environmental justice.

- The Housing Element Annual Progress Report Data Tables included with this report provide a quantitative measurement of progress in meeting regional housing needs, applications processed according to state law and state incentive programs, and



expenditures of grant funds issued by the state related to housing. *It is important to note that the information provided in these tables is for calendar year 2023, which may or may not align with other reports or publications with different reporting periods.*

- The Community Development Department, Housing & Homeless Services Department, and other supporting/contributing divisions/departments were actively engaged in implementation of the Housing Element for the reporting period. Data Table D included in this report provides a program-by-program update of implementation of all Housing Element-related plans and programs.
- The Community Development Department developed new objective design standards for multifamily housing and mixed-use development to accomplish the dual objective of creating quality and context-sensitive development while also providing a predictable and equitable development approval process. The City of Carlsbad developed two sets of objective design standards, one that will apply citywide and the other for the Village and Barrio subarea, the city's two oldest neighborhoods. Activities that occurred in the reporting period include:
  - Village and Barrio Objective Design Standards
    - The city released the draft Village and Barrio objective design standards in Spring 2023 for the public to review and comment on.
    - In May 2023, the Design Review Committee met one last time and recommended approval of the Village and Barrio objective design standards.
    - In July 2023, the Planning Commission recommended to the City Council approval of the Village and Barrio objective design standards.
    - In August 2023, the City Council approved the Village and Barrio Objective Design Standards.
    - In October 2023, the new standards were officially effective in the Village and Barrio Master Plan's inland areas (non-coastal zone) and were made available to the public along with new corresponding application materials.
    - In December 2023, the project included a Local Coastal Program Amendment which was forwarded to the California Coastal Commission for their review and approval for the new standards to become effective in the Coastal Zone.
  - Citywide Objective Design Standards
    - The city released the draft citywide objective design standards in Spring 2023 for the public to review and comment on.
    - In June 2023, the city hosted an online webinar to inform and receive comments from the public about the citywide objective design standards.
    - In July 2023, the Planning Commission recommended to the City Council approval of the Citywide objective design standards.
    - In August 2023, the City Council approved the Citywide Objective Design Standards.

- In October 2023, the new standards were officially effective in the inland areas of the city (non-coastal zone) and were made available to the public along with the new corresponding application materials.
  - In December 2023, the project included a Local Coastal Program Amendment which was forwarded to the California Coastal Commission for their review and approval for the new standards to become effective in the Coastal Zone.
- The Community Development Department is updating the city's parking related plans and policies in the area covered by the Village and Barrio Master Plan area and nearby beach areas to reflect recent regulatory changes in state law and to identify new opportunities and strategies to increase parking availability within this area. Activities that occurred during the reporting period include:
  - In July 2023, a professional service agreement was awarded to update the Village, Barrio and Beach Area Parking Management plan and Village and Barrio Master Plan.
  - In August 2023, the consultants conducted a parking survey within the Village, Barrio and Beach area study area.
  - In September through December 2023, staff worked with the consultant to prepare draft documents for the Parking Study, Parking Management Plan, Village and Barrio Master Plan amendment and other related documents.
  - December 2023, the annual parking survey was finalized and the information transmitted via a City Council Memo on January 4, 2024.
- In accordance with Housing Element Program Objectives 1.2 d. and e., staff presented to the City Council at its May 23, 2023, hearing a set of four ADU floorplans (studio, one bedroom, two bedrooms, and three bedrooms), ranging in size from 400 to 1,000 square feet, including three architectural styles that complement existing architectural styles throughout Carlsbad. Applicants making use of the pre-approved ADU plans are estimated to save three to six months of floorplan development time and potentially \$8,000-\$16,000 in design fees leading up to application submittal. The Carlsbad City Council authorized the acceptance of grant funding to develop the plans and the selection of a consultant to prepare the plans in January and October of 2021, respectively. At the May 23, 2023, City Council informational presentation, The City Council approved a minute motion to have staff return within one year with information on the interest in and utilization of the Permit-ready ADU program, including any recommended adjustments to the program. Staff will provide a City Council Memo with the information requested by May 2024.

## CUSTOMER SERVICE ACTIVITIES

The City of Carlsbad produces and maintains a series of informational bulletins to assist the public and project applicants in understanding regulations applicable to development in Carlsbad. Topics addressed by the informational bulletins range from local planning/permitting processes to requirements of state law.

Informational bulletins that were updated/enhanced during the reporting period include:

- IB-131: AB 2097 Parking Requirements (January 2023) – New bulletin created for the purpose of providing an overview of AB 2097 and the city’s inability to require minimum parking standards on certain private development projects.
- IB-111: Accessory Dwelling Units (December 2023) – Updated to reflect changes in state law and to clarify regulations related to ADUs and multi-family residences. Also added a new section related to the city’s permit-ready ADU program.
- IB-110: Applicant Resources (July 2023) – Updated to consolidate and clarify resources available to applicants when processing their permit application through the department, including a process where applicant disagreements and conflicts can be quickly and efficiently elevated to upper management for discussion and resolution.
- IB-206: Demolition Requirements (January 2023) – New bulletin created for the purpose of outlining the safety and regulatory standards that must be followed prior to and during the demolition process.
- IB-112: Density Bonus (July 2023) – Updated to clarify the city’s inclusionary housing requirements and provided a theoretical example of how the city calculates affordability requirements for projects utilizing density bonus.
- IB-161: Historic Preservation (January 2023) – New bulletin that provides an overview of the historic designation process and various incentive programs that are available to owners of eligible historical structures.
- IB-302: Objective Design Standards (December 2023) – New bulletin created for the purpose of explaining how to implement Objective Design Standards for multi-family and mixed-use development.
- IB-116: Project Facility Availability (January 2023) – New bulletin created for the purpose of explaining the processing requirements for Project Facility Availability Forms for public utilities and services.
- IB-140: Reasonable Accommodations (December 2023) – Updated to clarify information related to Reasonable Accommodations code requirements.
- IB-139: SB-4 Affordable Housing & Faith-Based Lands Act (November 2023) – Updated to reflect changes of law following the adoption of SB-4.
- IB-133: SB-9 Housing Opportunity More Efficiency Act of 2021 (December 2023) - Updated to clarify that projects within the Coastal Zone are subject to standards consistent with urban lot splits.
- IB-132: SB-330 Housing Crisis Act of 2019 (December 2023) – Updated to clarify the applicability to residential projects that consist of 2 or more units.

Other customer-oriented activities and improvements undertaken during the reporting period include:

- Maintained an active list of capital improvement projects with scope and status information. Maintained a user-friendly interface to make the information available to the public through a web-based viewer/dashboard:
  - <https://carlsbad.maps.arcgis.com/apps/dashboards/859a1cc67ecc45bab8d44d2e714431e1>
- New streamlined residential solar permit (SolarAPP+) whereby permits can be submitted and issued same day (September 2023).
- Developed system for minor online planning permits to email customers automatically on permit status changes including permit issuance to keep them better informed on permit progress (July 2023).
- Added additional minor permit appointments to public kiosk installed for walk in customers. This allows for easier customer check-ins, especially for those without a smart phone (December 2023).
- Expanded the number of minor permits offered online thru the Customer Self Service (CSS) portal. These include select minor permits for building, planning and engineering. Customers can now enjoy a paperless permit process as they can apply, upload plans, pay fees and access permit documents and inspection cards via the portal (December 2023).

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "-" indicates an optional field  
Cells in gray contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes
Current APN	Street Address	Project Name*	Local Jurisdiction		Unit Category (SFA, SFD, 2 to 4.5+ ADU, AH)	Tenure (R=Owner, O=Owner)	Very Low-Income Restricted	Low-Income Restricted	Low-Income Non-Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income							
Summary Row: Star Data Entry Below																		
Prior APN*	4884 EUCALYPTUS LN	CDP2023-0007	ADU	R	22	0	0	0	0	16	200	288	43	0	NONE	Pending	Ministerial	
	7303 BORLA NEW PL	CBR2023-1619	ADU	R						1		1	1		NONE	Approved	Ministerial	
	5133 EL MILLER RD	CDP2023-0005	ADU	O					1			1	1		NONE	Approved	Ministerial	
	2032053300 CARLSBAD VILLAGE DR	SDP2023-0014	MH	R	22						196	218			NONE	Pending	Discretionary	
	2155210100 GARDEN VILLAGE DR	CDP2023-0021	ADU	O					1			1	1		NONE	Approved	Ministerial	
	2155950500 1818 NEW CREST CT	CDP2023-0020	ADU	R					1			1	1		NONE	Approved	Ministerial	
	1561107800 PARIZEAU BUILD ADU (499 SF) FROM GARAGE AND DECK (65 SF)	CBR2023-2558	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2060424300 450 CHINQUAPIN AVE	CDP2023-0027	ADU	R					1			1			NONE	Pending	Ministerial	
	2073310500 4946 PARK DR	CDP2023-0037	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2054302000 1170 TAMARACK AVE	CDP2023-0050	ADU	R					1			1			NONE	Pending	Ministerial	
	2070860900 4205 CLEARVIEW DR	CDP2023-0032	ADU	O					1			1	1		NONE	Approved	Ministerial	
	2060406800 804 CITRUS PL	CDP2023-0035	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2042340600 158 MAPLE AVE	CDP2023-0055	ADU	R					1			1			NONE	Pending	Ministerial	
	2060131900 3881 GARFIELD ST	SDP2023-0004	2 to 4	R							4	4			NONE	Withdrawn	Discretionary	
	2061820500 4528 ADAMS ST	CDP2023-0001	ADU	R					1			1			NONE	Withdrawn	Ministerial	
	2162513800 MADRIENA CO+G2-G5/INVERT EXISTING+G2-G54 SINGLE FAMILY DWELLING GARAGE TO A 704 (SF) ADU	CBR2023-3347	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2551011400 LINCOLN-489 SF INTERIOR REMODEL TO CARPENTRY BEDROOM TO JADU / EXTERIOR STAIR		ADU	R					1			1	1		NONE	Approved	Ministerial	
	1561105600 2707 HIGHLAND DR	CBR2023-1841	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2073502600 4805 NEBLINA DR Unit #2	CBR2023-1219	ADU	O					1			1	1		NONE	Approved	Ministerial	
	1671521200 3840 CATALINA DR	CBR2023-2335	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2131620600 6329 GARFIELD ST	CBR2023-0691	ADU	R					1			1	1		NONE	Withdrawn	Ministerial	
	2041320900 3382 LINCOLN ST	CBR2023-4120	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2041500400 2424 GARFIELD ST	CBR2023-0604	ADU	R					1			1	1		NONE	Approved	Ministerial	
	2552832300 7892 VISTA HIGUERA	CBR2023-1882	ADU	R					1			1	1		NONE	Approved	Ministerial	

Project Identifier			Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes
Prior APN	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	2		5						8	9	10	11	12	13
					Unit Category (4.5-A ADU/HU)	Tenure (Refenter or Owner)	Very Low Income Restricted	Very Low Income Non Restricted	Low Income Restricted	Low Income Non Restricted	Moderate Income Restricted	Moderate Income Non Restricted						
	2041711700	3446 MADISON ST Unit D	CONVERSION OF GARAGE TO ADU	CBR2023-2601	ADU	R					1		1	NONE	No	N/A	Ministerial	
	1552721200	993 LAGUNA DR	DETACHED ADU	CBR2023-4045	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2551463700	2093 VIA PEPIITA Unit 2	NEW ADU (749 SF) WITH (170 SF) PATIO	CBR2023-4573	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2051124000	3409 ADAMS ST	PENETR ONE DETACHED 1 BEDROOM ADU	CBR2023-3620	ADU	O					1		1	NONE	No	N/A	Ministerial	
	216490200	7730 PALACIO DR Unit 2	WOELFEL ATTACHED 2-STOREY 1600 SQUARE FEET ENGLOUSE EXISTING FRONT COVERED PORCH	CBR2023-4727	ADU	R					1		1	NONE	No	N/A	Ministerial	
	1551602900	2472 TUTTLE ST	PROPOSED 382 SQ FT ABOVE GARAGE WITH DECK AND ROOFTOP DECK	CBR2023-3004	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2150724000	1544 MARITIME DR	PARTIAL GARAGE CONVERSION TO ADU ATTACHED PATIO	CBR2023-2563	ADU	O					1		1	NONE	No	N/A	Ministerial	
	1675611200	4316 POINT REYES CT	THILL ATTACHED ADU (866 SF)	CBR2023-3311	ADU	O					1		1					
	2238110600	7331 PASEO CAPUCHINA	7331 PASEO CAPUCHINA GARAGE CONVERSION TO ADU (193 SF)	CBR2023-4816	ADU	O					1		1	NONE	No	N/A	Ministerial	
	2550571000	3011 QUEBRADA CIR Unit 2	LOWDER: (637SF) EXISTING 1-STOREY 1600 SQ FT SPACE (246SF) + ADDING (266SF)	CBR2023-3071	ADU	O					1		1	NONE	No	N/A	Ministerial	
	2845501300	8035 PASEO ESMEFADO	630 SQ FT DETACHED ADU (1 BED + 1 BATH)	CBR2023-4336	ADU	O					1		1	NONE	No	N/A	Ministerial	
	2145025600	8925 QUIET COVE DR	8925 QUIET GARAGE TO ADU	CBR2023-3205	ADU	R					1		1	NONE	No	N/A	Ministerial	
	1562316000	1344 CYNTHIA LN	844 SF ATTACHED ADU (496 SF)	CBR2023-1574	ADU	O					1		1	NONE	No	N/A	Ministerial	
	1673913100	2729 LYONS CT Unit 2	HODGKINSON: DETACHED ADU (1200 F)	CBR2023-4591	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2060420300	431 TAMARACK AVE	431 TAMARACK CONVERT EXISTING 1,095 SF GUEST HOUSE TO ADU & ADD 106 SF LIVING & 83 SF STORAGE	CBR2023-1359	ADU	O					1		1	NONE	No	N/A	Ministerial	
	1682916500	3918 STONERIDGE RD	DETACHED ADU (749 SF)	CBR2023-4138	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2550500200	3004 SEGOVIA WAY	WEATHERALL: DETACHED 1-STOREY ADU (672 SF)	CBR2023-1418	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2054302600	3859 MARGARET WAY	PANACCIONE: 2252 SF REMODEL CONVERT 500 SF TO ADU (CC2023-0498)	CBR2023-3758	ADU	O					1		1	NONE	No	N/A	Ministerial	
	2040821800	3321 MADISON ST Unit B	WATZEL: DETACHED 1-STOREY ADU (658 SF)	CBR2023-4349	ADU	R					1		1	NONE	No	N/A	Ministerial	
	2051900600	1081 CHESTNUT AVE	ADDITION OF 1 STOREY (1,066 SF) DETACHED ADU; 2 BED 2 BATH	CBR2023-2508	ADU	R					1		1	NONE	No	N/A	Ministerial	

Project Identifier			Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes	
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, etc.)	Tenure (R=Residential, O=Owner)	Very Low-Income Restricted	Low-Income Restricted	Low-Income Non Deed Restricted	Moderate-Income Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	APPROVED Units by Project	9	10	11	12	13
	156270200	1821 GUEVARA RD	EISNER ATTACHED ADU (495 SF) REPLACES CBR2022-1197 CBR2022-1197 ADU ABOVE EXISTING GARAGE	CBR2023-0882	ADU	R						1	1	1	NONE	No	Approved	Ministerial	
	167460200	2754 AUBURN AVE Unit 2	ADU ABOVE EXISTING GARAGE	CBR2023-2748	ADU	O						1	1	1	NONE	No	Approved	Ministerial	
	2032010500	2780 JEFFERSON ST	CONVERSION OF EXISTING 2 CAR GARAGE INTO NEW DETACHED ADU (408 SF)	CBR2023-2968	ADU	R						1	1	1	NONE	No	Approved	Ministerial	
	2032010600	2786 JEFFERSON ST	CONVERSION OF EXISTING 2 CAR GARAGE INTO NEW DETACHED ADU (408 SF)	CBR2023-2967	ADU	R						1	1	1	NONE	No	Approved	Ministerial	
	2081801300	5034 ASHBERRY RD	CONVERTING EXISTING 2 CAR GARAGE TO ADU (278 SF) // ADDITION (64 SF)	CBR2023-4567	ADU	R						1	1	1	NONE	No	Approved	Ministerial	
	2155330700	6442 LA PALOMA ST	CONVERTING 50'X7' ATTACHED GARAGE TO ADU (408 SF) // VASILEAS	CBR2023-4218	ADU	R							1	1	NONE	No	Approved	Ministerial	
	2232961700	7505 SOLANO ST Unit #1	ADDITION (706 SF) REMODEL (186 SF) // ADU OVER GARAGE	CBR2023-3081	ADU	R						1	1	1	NONE	No	Approved	Ministerial	
	2155111500	1732 CATALPA RD Unit 2	CONVERT GARAGE TO JADU (314 SF) AND CONVERSION OF LAUNDRY FROM GARAGE (48 SF)	CBR2023-2049	ADU	R							1	1	NONE	No	Approved	Ministerial	
	2071205500	3047 PARK DR	DETACHED ADU (408 SF) ATTACHED ADU (408 SF)	CBR2023-4602	ADU	R						1	1	1	NONE	No	Pending	Ministerial	
	2041712100	3447 JEFFERSON ST	COVERED PATIO KAU: CONVERT JEFFERSON GARAGE TO ADU (590 SQ FT) // POTTERFIELD	CBR2023-4668	ADU	R					1		1	1	NONE	No	Pending	Ministerial	
	1671120600	3170 FALCON DR	EXISTING REAR GARAGE TO CREATE 365 SQ FT ADU 1,000 SQ FT 2 CAR	CBR2023-4606	ADU	R					1		1	1	NONE	No	Pending	Ministerial	
	2042341400	145 CHESTNUT AVE Unit E.F	(2) ATTACHED ADU'S // DECK	CBR2023-3088	ADU	R					2		2		NONE	No	Pending	Ministerial	
	2073853900	1879 HIGH RIDGE AVE	ANDERSON NEW DETACHED ADU (592 SF)	CBR2023-5017	ADU	R					1		1		NONE	No	Pending	Ministerial	
	2041712100	3449 JEFFERSON ST	3449 JEFFERSON GARAGE CONVERSION TO ADU (690 SF)	CBR2023-1164	ADU	R					1		1		NONE	No	Pending	Ministerial	
	2054322000	1172 TAMARACK AVE	MACLEOD ADDITION OF DETACHED ADU (408 SF) // 509 SF ADU	CBR2023-4303	ADU	R					1		1		NONE	No	Pending	Ministerial	
	2551012400	2806 ATADERO CT Unit 1	LEON DETACHED ADU (843 SF)	CBR2023-3947	ADU	O					1		1		NONE	No	Pending	Ministerial	
	2153301500	2924 LUCIERNAGA ST	LA COSTA MEADOWS: CONVERSION OF UNUSED RECREATION AREA TO JADU (498 SF)	CBR2023-4416	ADU	R					1		1		NONE	No	Pending	Ministerial	
	2550831000	7961 REPRESA CIR	ROWLEY: 358 SQ FT ADU ADDITION TO EXISTING TWO CAR ATTACHED GARAGE	CBR2023-4921	ADU	R					1		1		NONE	No	Pending	Ministerial	

Project Identifier			Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
Prior APN	Current APN	Street Address	Project Name*	Local Jurisdiction Trading ID	2		3	5							7	8	9	10	11	12	13	
					Unit Category (SPA, SFD, 2, 3, 4, 5+ ADU (H))	Tenure (Referral or Owner)		Very Low-Income Restricted	Very Low-Income Non Restricted	Low-Income Restricted	Low-Income Non Restricted	Moderate-Income Restricted	Moderate-Income Non Restricted	Above Median Income								Total PROPOSED Units by Project
	1672704500	3548 SIERRA MORENA AVE	BRADFORD CONVERSION TO JADU EXISTING GARAGE TO JADU	CBR2023-4593	ADU	O								1			NONE	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	N/A	Pending	Ministerial	
	1670351500	3367 RIDGECREST DR	WESTMORELAND ATTACHED ADU	CBR2023-3860	ADU	R	10/12/2023							1			NONE		N/A	Pending	Ministerial	
	2103040600		HOMEBUYERS: INTERIOR REMODEL (1208 SF) WITH A PROPOSED MAIN FLOOR ADDITION (60 SF) SECOND STORY ADDITION (1906 SF) WITH ROOF DECK (859 SF) AND CONVERSION OF MASTER BEDROOM TO JADU/LAB/SEL	CBR2023-5223	ADU	R	8/9/2023							1			NONE		N/A	Pending	Ministerial	
	2041320900	3360 LINCOLN ST	FOURSE: DEMO 403 SF GARAGE FOR CONVERSION TO ADU (REFERENCE CBR2023-0120)	CBR2023-5240	ADU	R	12/6/2023							1			NONE		N/A	Pending	Ministerial	
	2072730200	4857 SEVILLE WAY	HEAL NEW 367 SF DETACHED ADU W/ 126 SF STORAGE	CBR2023-5191	ADU	R	12/7/2023							1			NONE		N/A	Pending	Ministerial	
	2061601500	1242 HOOVER ST	BLACKBURN 389 SF ATTACHED ADU OVER 910 ATTACHED GARAGE AND STORAGE W/ 115 SF DECK & 36A	CBR2023-4061	ADU	R	12/4/2023							1			NONE		N/A	Pending	Ministerial	
	2041320800	3366 LINCOLN ST	FOURSE 407 SF DETACHED ADU W/ 115 SF DECK	CBR2023-5235	ADU	R	8/25/2023							1			NONE		N/A	Pending	Ministerial	
	1562311500	1287 BUENA VISTA WAY	ROBINSON NEW ABOVE EXISTING JADU (476 SF)	CBR2023-5006	ADU	R	12/7/2023							1			NONE		N/A	Pending	Ministerial	
	2051120900	1062 CHESTNUT AVE	PETRICK (1194 SF) 2-STORY ATTACHED ADU	CBR2023-5200	ADU	R	11/13/2023							1			NONE		N/A	Pending	Ministerial	
	2071201600	1751 ANDREA AVE	CONVERT GARAGE TO JADU	CBR2023-4133	ADU	R	9/6/2023							1			NONE		N/A	Pending	Ministerial	
	2081320800	4487 SANBURY DR Unit 2	YAN BUILD ATTACHED ADU	CBR2023-5501	ADU	O	11/28/2023							1			NONE		N/A	Pending	Ministerial	
	2060423800	3666 LONG PL	PETZ 964 SF DETACHED ADU	CBR2023-5599	ADU	O	7/17/2023							1			NONE		N/A	Pending	Ministerial	
	2051531700	3477 ANN DR	MOJUNA ATTACHED ADU	CBR2023-3571	ADU	R	5/19/2023							1			NONE		N/A	Pending	Ministerial	
	2550641000	3112 QUEBRADA CIR	GONZALEZ: NEW CONVERSION OF 400SF	CBR2023-5341	ADU	R	7/21/2023							1			NONE		N/A	Pending	Ministerial	
	2060120200	3814 GARFIELD ST	CRUBE: NEW 910 SF ATTACHED ADU WITH NEW GARAGE WITH UPPER DECK	CBR2023-5320	ADU	R	12/20/2023							1			NONE		N/A	Pending	Ministerial	



Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Unit Types			Affordability by Household Incomes - Completed Entitlement								
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU/MH)	Tenure P-Permitter O=Owner	Very Low-Income Non Restricted	Low Income Non Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued/Entitlements
Summary Row: Start Data Entry Below														
	203244800	1006 CARLSBAD VILLAGE DR Carlsbad, CA 92008	HOPE APARTMENTS	CT-2022-0001	S+	R	20	0	13	0	17	227	6/21/2023	277
	2032411500	9689 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE	CDP2022-0057	ADU	R					1	136	5/9/2023	156
	203240800	235 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES	CBA2022-0026	SFA	O							5/9/2023	1
	2072502300	4874 PARK DRIVE Carlsbad, CA 92008-381	4874 PARK DRIVE	CDP2021-0082	SFD	O						1	12/6/2023	1
	1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE	CDP2022-0010	ADU	R				1			6/20/2023	1
	1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE	CDP2022-0008	SFD	O					1		6/7/2023	1
	2127271100	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT	CDP2022-0014	SFD	O					3		1/18/2023	3
	2127273300	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT	CDP2022-0014	SFD	O					2		1/18/2023	2
	2127270400	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT	CDP2022-0014	SFD	O					3		1/18/2023	3
	2127270500	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT	CDP2022-0020	ADU	R			13			73	2/12/2023	84
	1552711900	2842 JEFFERSON ST Carlsbad, CA 92008	CARRILLO ADU	CDP2022-0020	ADU	R							2/12/2023	84
	2061811100	1436B ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE	CDP2022-0031	SFD	R							2/12/2023	1
	2061811100	1436B ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE	CDP2022-0050	ADU	R				1			2/9/2023	1
	2073863900	1877 HIGH RIDGE AVE Carlsbad, CA 92008-376	ANDERSON ADU	CDP2022-0051	ADU	R				1			9/25/2023	1
	2062420300	431 TAMARACK AVE Carlsbad, CA 92008-412	LAMMAN ADU	CDP2022-0057	ADU	R							4/25/2023	1
	2062126600	8850 GARFIELD ST Unit B Carlsbad, CA 92008-403	LABOUNTY RESIDENCE	CDP2022-0069	SFD	R					1		11/15/2023	1
	2081161300	5032 ASHBERRY RD Carlsbad, CA 92008-385	5032 ASHBERRY RD	CDP2022-0071	ADU	R				1			3/27/2023	1
	2072800200	4504 PARK DRIVE Carlsbad, CA 92008-382	EWING ADU	CDP2022-0043	ADU	R					1		4/19/2023	1
	2157910800	1320 SHOREBIRD LN Carlsbad, CA 92011-488	CHD DETACHED ADU	CDP2022-0043	ADU	R					1		1/24/2023	1
	2157910800	1320 SHOREBIRD LN Carlsbad, CA 92011-488	CHD DETACHED ADU	CDP2022-0043	ADU	R					1		6/12/2023	1
	2106806000	1133 E LAROCK DR Carlsbad, CA 92008-431	MILLER RESIDENCE ADU	CDP2023-0005	ADU	R							9/7/2023	1
	2159505000	1819 NEW CREST CT Carlsbad, CA 92011-408	JOANNI ADU	CDP2023-0020	ADU	R					1		7/24/2023	1
	2155210100	1850 PENTAS CT Carlsbad, CA 92011-513	GAMBRIELIAN DETACHED ADU	CDP2023-0032	ADU	R					1		12/28/2023	1
	2070859000	1205 CLEARVIEW DR Carlsbad, CA 92008-383	RESNICK ADU	CDP2023-0032	ADU	R					1		12/28/2023	1
	2070859000	1205 CLEARVIEW DR Carlsbad, CA 92008-383	RESNICK ADU	CDP2023-0032	ADU	R					1		12/28/2023	1
	2073310500	18445 PARK DR Carlsbad, CA 92008-381	NUNEZ RESIDENCE	CDP2023-0037	ADU	R							12/13/2023	0
	207103500	14600 GARDEN HILL LOOP Carlsbad, CA 92008-374	MARIA AGRES	CBA2022-0190	S+	R								0
	2104405600	1380 LAUREL TREE LN CARLSBAD, CA 92011	AVIARA APARTMENTS	CBA2022-1827	S+	R								0
	2042601100	1845 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND	CBA2022-0085	S+	R								0
	2042601100	1845 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND	CBA2022-0085	S+	R								0
	2042601100	1853 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND	CBA2022-0069	S+	R								0
	2042601100	1865 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND	CBA2022-0069	S+	R								0
	2042601100	1825 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND	CBA2022-0145	S+	R								0
	2104405600	1205 AVIARA PKWY Carlsbad, CA 92011-127	AVIARA APARTMENTS	CBA2022-0145	S+	R								0
	2153336000	2814 CAZADERO DR CARLSBAD	CAZADERO DR CONDO PROJECT	CBA2021-0149	SFA	O								0
	2042404000	812 HEMI OCK AVE Carlsbad, CA 92008-422	HEMLOCK COAST HOMES	CBA2021-0085	SFA	O								0
	2042404000	814 HEMI OCK AVE Carlsbad, CA 92008-422	HEMLOCK COAST HOMES	CBA2021-0086	SFA	O								0
	2042404000	816 HEMI OCK AVE Carlsbad, CA 92008-422	HEMLOCK COAST HOMES	CBA2021-0087	SFA	O								0
	2042404000	818 HEMI OCK AVE Carlsbad, CA 92008-422	HEMLOCK COAST HOMES	CBA2021-0087	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 201CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0160	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 301CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0161	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 302CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0162	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 303CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0163	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 304CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0165	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 305CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0165	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 401CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0166	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 402CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0167	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 403CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0168	SFA	O								0
	2031730200	300 CHRISTIANSEN WAY Unit 404CARLSBAD, CA 92008	BEACH VILLAGE LIFE MIXED USE	CBA2022-0168	SFA	O								0
	2060201100	812 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0182	SFA	O								0
	2060201100	814 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0183	SFA	O								0
	2060201100	816 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0184	SFA	O								0
	2060201100	818 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0185	SFA	O								0
	2060201100	820 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0186	SFA	O								0
	2060201100	822 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0187	SFA	O								0
	2060201100	824 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0188	SFA	O								0
	2060201100	826 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES	CBA2022-0189	SFA	O								0
	2060800100	4006 GARFELD ST Carlsbad, CA 92008-745	GARFIELD HOMES	CBA2022-0192	SFA	O								0
	2060800100	4006 GARFELD ST Carlsbad, CA 92008-745	GARFIELD HOMES	CBA2022-0192	SFA	O								0
	2060800100	417 CHINQUAPIN AVE CARLSBAD, CA 92008	GARFIELD HOMES	CBA2022-0194	SFA	O								0
	2042408000	231 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES	CBA2022-0025	SFA	O								0
	2042408000	235 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES	CBA2022-0026	SFA	O								0
	2042408000	239 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES	CBA2022-0027	SFA	O								0
	2031021500	8872 ROOSEVELT ST Carlsbad, CA 92008-161	THE ROOSEVELT	CBA2022-0039	SFA	O								0
	2031021500	8874 ROOSEVELT ST Carlsbad, CA 92008-161	THE ROOSEVELT	CBA2022-0039	SFA	O								0
	2042310700	162 CHERRY AVE Carlsbad, CA 92008-821	THREE ON CHERRY	CBA2022-0073	SFA	O								0
	2042310700	164 CHERRY AVE Carlsbad, CA 92008-821	THREE ON CHERRY	CBA2022-0074	SFA	O								0
	2042310700	166 CHERRY AVE Carlsbad, CA 92008-821	THREE ON CHERRY	CBA2022-0074	SFA	O								0
	2071013500	14885 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0092	SFA	O								0
	2071013500	14885 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0093	SFA	O								0
	2071013500	14886 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0093	SFA	O								0
	2071013500	14886 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0101	SFA	O								0
	2071013500	14884 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0102	SFA	O								0
	2071013500	14884 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0102	SFA	O								0
	2071013500	14890 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0104	SFA	O								0
	2071013500	14890 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0104	SFA	O								0
	2071013500	14890 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0105	SFA	O								0
	2071013500	14890 RED BUD LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0105	SFA	O								0
	2071013500	2410 GAZANIA LANE Carlsbad, CA 92008	MARIA AGRES	CBA2022-0107	SFA	O								0

Table A2														
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units														
Project Identifier			Unit Types			Affordability by Household Incomes - Completed Entitlement								
Prior APN	Current APN	Street Address	Project Name*	Local Jurisdiction Trading ID	Unit Category (SFA,SFD, 2 to 4.5+ADU/MH)	Tenure P-Permit or O-Owner	Very Low- Income Non Restricted	Low- Income Non Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements
1														
2														
3														
4														
5														
6														

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units														
Project Identifier			Unit Types				Affordability by Household Incomes - Completed Entitlement							
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	2	3	4				5	6
							Very Low- Income Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements
	163316500	3448 RAVINE DR,Carlsbad, CA 92010-555	-	GBR2022-4508	ADU	R								0
	204121000	3338 CARP FIELD ST,Carlsbad, CA 92009-312	-	GBR2022-4536	ADU	R								0
	2236631100	3486 CAMINO CEREZA,Carlsbad, CA 92009-886	-	GBR2022-4610	ADU	R								0
	214501000	67021 ONICERA ST,Carlsbad, CA 92011-342	-	GBR2022-4661	ADU	R								0
	2149300700	1346 BULL RUSH CT,Carlsbad, CA 92011-401	-	GBR2022-4771	ADU	R								0
	265205500	3287 CORTE VERA CRUZ,Carlsbad, CA 92009-831	-	GBR2022-4782	ADU	R								0
	205042000	425 TAMARACK AVE,Carlsbad, CA 92009-412	-	GBR2022-4803	ADU	R								0
	155272100	993 LAGUNA DR,Carlsbad, CA 92008-185	-	GBR2022-0445	ADU	R								0
	204132000	3392 LINCOLN ST,Carlsbad, CA 92008-313	-	GBR2022-0120	ADU	R								0
	162918500	3918 STONERIDGE RD,Carlsbad, CA 92010-707	-	GBR2022-0138	ADU	R								0
	2645501300	8005 PASSEO ESMEADO,Carlsbad, CA 92009-980	-	GBR2022-0336	ADU	R								0
	2645501300	8005 PASSEO ESMEADO,Carlsbad, CA 92009-980	-	GBR2022-0336	ADU	R								0
	461063100	3754 VONAS CT,Unit 1,Carlsbad, CA 92010-212	-	GBR2022-0604	ADU	R								0
	2041500400	3434 CARP FIELD ST,Carlsbad, CA 92008-323	-	GBR2022-0604	ADU	R								0
	214650200	1750 PALACIO DR,Unit 2,Carlsbad, CA 92008-452	-	GBR2022-0727	ADU	R								0
	156270200	1821 GLENNARD RD,Carlsbad, CA 92008-102	-	GBR2023-0862	ADU	R								0
	207350200	4805 REELINA DR,Unit #2,Carlsbad, CA 92008-372	-	GBR2023-1219	ADU	R								0
	265050200	3004 SEGOVIA WAY,Carlsbad, CA 92009-885	-	GBR2023-1418	ADU	R								0
	1562316000	1344 CYNTHIA LN,Carlsbad, CA 92008-150	-	GBR2023-1574	ADU	R								0
	2232120600	7303 BORLA PL,Unit 1,Carlsbad, CA 92009-780	-	GBR2023-1619	ADU	R								0
	2100340500	5120 LOS ROBLES DR,Carlsbad, CA 92008-432	-	GBR2023-1605	ADU	R								0
	265282300	7882 VISTA HIGUERAS,Carlsbad, CA 92009-688	-	GBR2023-1882	ADU	R								0
	167182100	3640 CATALINA DR,Carlsbad, CA 92010-285	-	GBR2023-2335	ADU	R								0
	205190000	1081 CHESTNUT AVE,Carlsbad, CA 92008-251	-	GBR2023-2608	ADU	R								0
	2041711700	3446 MADISON ST,Unit D,Carlsbad, CA 92008-511	-	GBR2023-2601	ADU	R								0
	1674800200	2754 ALBURN AVE,Unit 2,Carlsbad, CA 92010-217	-	GBR2023-2748	ADU	R								0
	1551620200	2472 TUTTLE ST,Carlsbad, CA 92008-144	-	GBR2023-3004	ADU	R								0
	2656971000	3011 QUERRADA CIR,Unit 2,Carlsbad, CA 92009-433	-	GBR2023-3071	ADU	R								0
	2051124000	3403 ADAMS ST,Carlsbad, CA 92008-250	-	GBR2023-3620	ADU	R								0
	2054302600	3859 MARGARET WAY,Carlsbad, CA 92008-340	-	GBR2023-3758	ADU	R								0
	2155330700	8442 LAPALOMA ST,Carlsbad, CA 92008-432	-	GBR2023-4218	ADU	R								0
	2040821800	3221 MADISON ST,Unit B,Carlsbad, CA 92008-303	GOERTZEN RESIDENCE	GBR2019-0962	ADU	R								0
	207271700	4007 SKYLINE RD,Carlsbad, CA 92008-274	-	GBR2023-0772	ADU	R								0
	2143901100	813 BEGONIA CT,Unit 2,Carlsbad, CA 92011-480	-	GBR2021-0025	ADU	R								0
	2051305900	1642 SANDALWOOD LN,Carlsbad, CA 92008-361	-	GBR2021-0025	ADU	R								0
	2003348500	5122 LOS ROBLES DR,Carlsbad, CA 92008-432	-	GBR2021-0163	ADU	R								0
	204171100	6379 EBB TIDE ST,Carlsbad, CA 92011-126	-	GBR2022-0040	ADU	R								0
	2100631100	5303 LOS ROBLES DR,Carlsbad, CA 92008-433	-	GBR2022-0079	ADU	R								0
	205200100	3522 ADAMS ST,Carlsbad, CA 92008-250	-	GBR2022-0123	ADU	R								0
	2070532900	3882 WESTHAVEN DR,Carlsbad, CA 92008-275	-	GBR2022-0127	ADU	R								0
	2041311500	3257 LINCOLN ST,Carlsbad, CA 92008-313	BLAUVELT RESIDENCE	GBR2022-0134	ADU	R								0
	2042511800	1501 HENLOCK AVE,Unit D,Carlsbad, CA 92008-823	ADAMS STREET HOMES ADUS	GBR2022-0137	ADU	R								0
	205204700	3733 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0152	ADU	R								0
	205204700	3741 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0153	ADU	R								0
	205204700	3749 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0154	ADU	R								0
	205204700	3757 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0155	ADU	R								0
	205204700	3735 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0156	ADU	R								0
	205204800	3743 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0157	ADU	R								0
	205204800	3751 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0158	ADU	R								0
	205204800	3759 ADAMS ST,Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	GBR2022-0159	ADU	R								0
	2550611200	3101 SERRANO DR,Unit 2,Carlsbad, CA 92009-836	-	GBR2022-0205	ADU	R								0
	2051686200	3344 DONNA DR,Carlsbad, CA 92008-201	-	GBR2022-0204	ADU	R								0
	204171100	786 PALM AVENUE	786 PALM AVENUE	GBR2023-0029	ADU	R								0
	204171100	786 PALM AVENUE	786 PALM AVENUE	GBR2023-0031	ADU	R								0
	218610200	2452 UNICORNO ST,Carlsbad, CA 92009-532	-	GBR2023-0046	ADU	R								0
	2154233700	7022 LLAMA ST,Carlsbad, CA 92009-451	-	GBR2023-0059	ADU	R								0
	1562313100	2833 ELMWOOD ST,Carlsbad, CA 92008-151	-	GBR2023-0067	ADU	R								0
	2031302800	2860 HOPE AVE,Unit B,Carlsbad, CA 92008-189	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	GBR2023-0078	ADU	R								0
	156202800	2928 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	GBR2023-0084	ADU	R								0
	156202900	2922 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	GBR2023-0085	ADU	R								0
	205203200	3659 MONROE ST,Carlsbad, CA 92008-273	-	GBR2023-0086	ADU	R								0
	2195111400	1730 CATALPA RD,Unit 2,Carlsbad, CA 92011-510	-	GBR2023-0143	ADU	R								0
	1561625100	2778 JAMES DR,Carlsbad, CA 92008-195	2780 JAMES DRIVE	GBR2023-0190	ADU	R								0
	2150705100	1585 TRITON ST,Carlsbad, CA 92011	FRANCIS RESIDENCE	GBR2018-1891	SFD	O								0
	2186102000	7129 AVARA DR,Carlsbad, CA 92011-490	SEIGAL RESIDENCE	GBR2019-0014	SFD	O								0
	207130700	3970 HIGHLAND DR,Carlsbad, CA 92008	HIGHLAND JAMES	GBR2020-2687	SFD	O								0
	2153300100	6620 SANTA ISABEL ST,Carlsbad, CA 92008-593	ST ELIZABETH SETON	GBR2021-0440	SFD	O								0
	2156102000	7133 AVARA DR,Carlsbad, CA 92011-490	7133 AVARA DR KEMPER RESIDENCE	GBR2022-0279	SFD	O								0
	1562317000	1385 CYNTHIA LN,Carlsbad, CA 92008	HAGUE RESIDENCE	GBR2022-1398	SFD	O								0
	205270600	3786 HIGHLAND DR,Carlsbad, CA 92008	HIGHLAND VIEW HOMES	GBR2018-0091	SFD	O								0
	205270700	3780 HIGHLAND DR,Carlsbad, CA 92008	GOERTZEN RESIDENCE	GBR2018-0093	SFD	O								0
	2154810800	2651 AQUINA CT,Carlsbad, CA 92008	Soren Residences	GBR2020-0173	SFD	O								0
	2070217100	4005 SKYLINE RD,Carlsbad, CA 92008-274	-	GBR2020-0173	SFD	O								0

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Completed Entitlement												
Prior APN	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Types		4						5	6	
					2	3	Unit Category (SFA SFD 2 to 4.5+ ADU/WH)	Tenure R-Owner O-Owner	Very Low- Income Non Deed Restricted	Low- Income Non-Deed Restricted	Low- Income Non-Deed Restricted	Moderate- Income Non Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Expired
	2042403200	307 JUNIPER AVE/Carlsbad, CA 92008-824	JUNIPER BEACH HOMES	CBRA2022-0046	SFD	O									
	2042403200	301 JUNIPER AVE/Carlsbad, CA 92008-824	JUNIPER BEACH HOMES	CBRA2022-0047	SFD	O									
	2042403200	305 JUNIPER AVE/Carlsbad, CA 92008-824	JUNIPER BEACH HOMES	CBRA2022-0048	SFD	O									
	2042403200	303 JUNIPER AVE/Carlsbad, CA 92008-824	JUNIPER BEACH HOMES	CBRA2022-0049	SFD	O									
	2041311500	9259 LINCOLN ST Carlsbad, CA 92008-313	BLAUVELT RESIDENCE	CBRA2022-0135	SFD	O									
	2052704700	3731 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES	CBRA2022-0146	SFD	O									
	2052704900	3739 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES	CBRA2022-0149	SFD	O									
	2052704600	3742 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES	CBRA2022-0150	SFD	O									
	2042403200	768 PALM AVENUE, ST Carlsbad, CA 92008-506	768 PALM AVENUE	CBRA2022-0028	SFD	O									
	2041711000	3477 JEFFERSON ST Carlsbad, CA 92008-506	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0030	SFD	O									
	1562002800	3624 HIGHLAND DR Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0079	SFD	O									
	1562002900	3620 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0080	SFD	O									
	1562003000	3916 HIGHLAND DR Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0081	SFD	O									
	1562003100	3912 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0082	SFD	O									
	1562003200	3910 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0083	SFD	O									
	1561425100	7890 JEFFERSON DR Carlsbad, CA 92008-195	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	CBRA2023-0084	SFD	O									
	2100620300	5188 SHORE DR Carlsbad, CA 92008-434	2780 JAMES DRIVE	CBRA2022-0189	SFD	O									
	20506002700	1840 BASSWOOD AVE/Carlsbad, CA 92008-194	LINCOLN RESIDENCE	CBRA2018-1220	SFD	O									
	22329611700	7505 SOLANO ST Unit: #1	HARRIS RESIDENCE	CBRA2021-2128	SFD	O									
	2032010600	7786 JEFFERSON ST	-	CBRA2022-3081	ADU	R									
	2032010500	7780 JEFFERSON ST	-	CBRA2022-3087	ADU	R									
	2145024600	8925 QUIET COVE DR	-	CBRA2022-2968	ADU	R									
	2150724000	1544 MARTINE DR	-	CBRA2022-2969	ADU	R									
	1676611200	1316 POINT REYES CT	-	CBRA2022-3011	ADU	O									
	2150724000	1544 MARTINE DR	-	CBRA2022-2963	ADU	O									

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name *	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
2033204800	1006 CARLSBAD VILLAGE DR Carlsbad, CA 92008	HOPE APARTMENTS	44	0	158	0	12	82	344		640
2031411500	2669 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE									0
2031411500	2669 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE									0
2072502300	4874 PARK DRIVE	4874 PARK DRIVE									0
1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE									0
1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE									0
2122720100	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720200	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720300	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720400	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720500	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
1552711900	2642 JEFFERSON ST Carlsbad, CA 92008	CARRILLO ADU									0
2141711100	7294 PONTO DR Carlsbad, CA 92011-460	FFC Residential									0
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE									0
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE									0
2073853900	1877 HIGH RIDGE AVE Carlsbad, CA 92008-376	ANDERSON ADU						1		9/22/2023	1
2060420300	431 TAMARACK AVE Carlsbad, CA 92008-412	LAHMAN ADU									0
2060120200	3912 GARFIELD ST Carlsbad, CA 92008-403	CRUSE HOUSE REMODEL/ADU									0
2060120600	3950 GARFIELD ST Unit: B Carlsbad, CA 92008-403	LABOUNTY RESIDENCE									0
2081601300	5032 ASHBERRY RD Carlsbad, CA 92008-385	5032 ASHBERRY RD									0
2072800200	4904 PARK DR Carlsbad, CA 92008-382	EWING ADU									0
2157910800	1320 SHOREBIRD LN Carlsbad, CA 92011-488	CHU DETACHED ADU									0
2100331500	5079 LOS ROBLES DR Carlsbad, CA 92008-432	DAVIS ADU						1		3/24/2023	1
2101600500	5133 ELARBOL DR Carlsbad, CA 92008-431	MILLER RESIDENCE ADU									0
2159501500	1619 NEW CREST CT Carlsbad, CA 92011-408	JOANN ADU									0
2155210100	1850 PENITAS CT Carlsbad, CA 92011-513	CHAMBERLAIN DETACHED ADU									0
2070850600	4205 CLEARVIEW DR Carlsbad, CA 92008-363	RESNICK ADU									0
2060400600	804 CITRUS PL Carlsbad, CA 92008-411	MCDONALD ADU									0
2073310500	4946 PARK DR Carlsbad, CA 92008-381	NUNEZ RESIDENCE	37	9	62				1	11/14/2023	47
2120405600	1390 LAUREL TREE LN Carlsbad, CA 92011	AVARA APARTMENTS	7	62	16				1	2/24/2023	70
2042920100	3845 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			24					1/4/2023	16
2042920100	3835 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			24					1/4/2023	24
2042920100	3855 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			12					5/9/2023	12
2042920100	3865 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			23					5/9/2023	23
2042920100	3825 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			12					5/9/2023	12
2120405600	1205 AVARA PKWY Carlsbad, CA 92011-127	AVARA APARTMENTS					12		247	9/12/2023	259
2153203600	2812 CAZADERO DR Carlsbad, CA 92008-822	CAZADERO DR CONDO PROJECT									0
2153203600	2814 CAZADERO DR Carlsbad, CA 92008-822	CAZADERO DR CONDO PROJECT									0
2042404000	312 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2042404000	316 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2042404000	318 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2042404000	300 CHRISTIANSEN WAY Unit: 207 CARL SBAD, CA 92008	HEMLOCK COAST HOMES							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 307 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 302 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 303 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 304 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 305 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 306 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 407 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 402 CARL SBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2060201100	310 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	312 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	314 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	316 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	318 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	320 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	322 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	324 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	326 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060800100	4006 GARFIELD ST Carlsbad, CA 92008-745	GARFIELD HOMES							1	1/24/2023	1



Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits								
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
2550570600	7839 QUEBRADA CIR,Carlsbad, CA 92009-434	-									0
2041711600	3456 MADISON ST,Carlsbad, CA 92008-503	-									0
2040311400	3147 JEFFERSON ST Unit: 7C,Carlsbad, CA 92008-240	-									0
1560510300	1420 YOUNELL AVE,Carlsbad, CA 92008-105	-									0
1673932300	3603 AMES PL Unit: 2C,Carlsbad, CA 92010-212	-									0
2552602200	7877 PASEO TULIPERO,Carlsbad, CA 92009-435	-									0
2550932100	7920 ROCOSO LN,Carlsbad, CA 92009-923	-									0
2042401100	3542 GARFIELD ST,Carlsbad, CA 92008-324	-									0
2052806000	3753 YVETTE WAY,Carlsbad, CA 92008-255	KELLEY ADU						1		5/2/2023	1
2051205000	3432 WOODLAND WAY,Carlsbad, CA 92008-255	-						1		2/24/2023	1
2155120800	1723 CATALPA RD,Carlsbad, CA 92011-510	-						1		2/21/2023	1
2552530500	7942 GRADO EL TUPELO,Carlsbad, CA 92009-902	-									0
2151204500	2056 CARACOL CT,Carlsbad, CA 92009-611	-						1		2/24/2023	1
2060424600	3952 HIBISCUS CIR,Carlsbad, CA 92008-411	HARTY ADU AND ADDITION									0
1552231800	626 LAGUNA DR,Carlsbad, CA 92008-160	-									0
2073900400	4657 TELESCOPE AVE,Carlsbad, CA 92008-376	-									0
1562201700	3032 VALLEY ST,Carlsbad, CA 92008-115	-									0
1561524500	2799 CREST DR,Carlsbad, CA 92008-150	-									0
2157600400	1002 MORGANER LN,Carlsbad, CA 92011-487	-									0
1671803600	3257 DONNA DR,Carlsbad, CA 92008-112	-									0
2155010800	7005 ASTER PL,Carlsbad, CA 92011-510	CROUCH ADU									0
2070632400	3800 ALDER AVE Unit: 2C,Carlsbad, CA 92008-270	CASKEY RESIDENCE ADU									0
2061204000	1087 CHINQUAPIN AVE,Carlsbad, CA 92008-353	-									0
2165311200	6114 MARLIN LN,Carlsbad, CA 92011-468	-									0
2153203002	2813 CEBU PL,Carlsbad, CA 92009	-					1			5/25/2023	1
2050520800	1304 BASSWOOD AVE,Carlsbad, CA 92008-190	-									0
2042401100	3546 GARFIELD ST,Carlsbad, CA 92008-324	3540 GARFIELD ADU									0
2162602800	7647 GALLEON WAY,Carlsbad, CA 92009-821	-									0
1552513700	947 BUENA PL,Carlsbad, CA 92008-140	-						1		1/17/2023	1
1561202500	1282 BUENA VISTA WAY,Carlsbad, CA 92008-153	-						1		3/23/2023	1
1673216000	3165 SEABURY ST Unit: 2C,Carlsbad, CA 92010-703	-						1		8/24/2023	1
1562123600	1633 OAK AVE,Carlsbad, CA 92008-190	-									0
2236100100	3404 CORTI PINO,Carlsbad, CA 92009-869	-						1		1/12/2023	1
1671123600	3157 FALCON DR,Carlsbad, CA 92008-112	-						1		4/28/2023	1
2645500900	8012 PASEO ESMERADO,Carlsbad, CA 92009-980	-						1		1/12/2023	1
1561108600	2655 HIGHLAND DR,Carlsbad, CA 92008-102	-						1		4/18/2023	1
2072740700	4849 HILL SIDE DR,Carlsbad, CA 92008-372	-						1		5/5/2023	1
1675610100	2644 VALEWOOD AVE,Carlsbad, CA 92010-792	-						1		2/24/2023	1
1683316500	3449 RAVINE DR,Carlsbad, CA 92010-555	-						1		2/21/2023	1
2041210800	3339 GARFIELD ST,Carlsbad, CA 92008-312	-						1		3/30/2023	1
2236631100	3496 CAMINO CEREZA,Carlsbad, CA 92009-896	-						1		3/3/2023	1
2145610800	6702 LONGERA ST,Carlsbad, CA 92011-342	-						1		12/15/2023	1
2158500700	1346 BULRUSH CT,Carlsbad, CA 92011-401	-						1		5/19/2023	1
2552055300	3287 CORTE VERA CRUZ,Carlsbad, CA 92009-931	-						1		7/7/2023	1
2060420200	425 TAMARACK AVE,Carlsbad, CA 92008-412	-						1		4/5/2023	1
1552721200	993 LAGUNA DR,Carlsbad, CA 92008-185	-						1		5/22/2023	1
2041320900	3392 LINCOLN ST,Carlsbad, CA 92008-313	-						1		6/8/2023	1
1682918500	3918 STONERIDGE RD,Carlsbad, CA 92010-707	-						1		6/7/2023	1
2645501300	8005 PASEO ESMERADO,Carlsbad, CA 92009-980	-						1		5/12/2023	1
2551463700	2903 VIA PEPIITA Unit: 2C,Carlsbad, CA 92009-923	-						1		5/9/2023	1
1673913100	2725 LYONS CT Unit: 2C,Carlsbad, CA 92010-212	-						1		5/24/2023	1
2041500400	3434 GARFIELD ST,Carlsbad, CA 92008-323	-						1		6/14/2023	1
2164930200	7730 PALACIO DR Unit: 2C,Carlsbad, CA 92009-852	-						1		5/19/2023	1
1562702000	1821 GUEVARA RD,Carlsbad, CA 92008-102	-						1		8/10/2023	1
2073502800	4805 NEBLINA DR Unit: #2C,Carlsbad, CA 92008-372	-						1		5/16/2023	1
2550550200	3004 SEGOVIA WAY,Carlsbad, CA 92009-835	-						1		9/21/2023	1
1562316000	1344 CYNTHIA LN,Carlsbad, CA 92008-150	-						1		10/12/2023	1
2232120800	7303 BORJA PL Unit: 1C,Carlsbad, CA 92009-780	-						1		7/31/2023	1
2100340500	5120 LOS ROBLES DR,Carlsbad, CA 92008-432	-						1		6/16/2023	1

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits									
Current APN	Street Address	Project Name*	7							8	# of Units Issued Building Permits	
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income			
2552932300	7882 VISTA HIGUERA Carlsbad, CA 92008-4988	-							1		9/15/2023	1
-	1671521200 3640 CATALINA DR Carlsbad, CA 92010-285	-							1		7/11/2023	1
2051900600	1081 CHESTNUT AVE Carlsbad, CA 92008-251	-							1		9/8/2023	1
2041711700	3446 MADISON ST Unit: D Carlsbad, CA 92008-511	-							1		9/6/2023	1
1674902000	2754 AUBURN AVE Unit: 2 Carlsbad, CA 92010-217	-							1		10/24/2023	1
1551602900	2472 TUTTLE ST Carlsbad, CA 92008-144	-							1		10/26/2023	1
2550571000	3011 QUEBRADA CIR Unit: 2 Carlsbad, CA 92008-833	-							1		9/13/2023	1
2051124000	3403 ADAMS ST Carlsbad, CA 92008-250	-							1		11/1/2023	1
2054302600	3659 MARGARET WAY Carlsbad, CA 92008-340	-							1		11/27/2023	1
2155330700	6442 LA PALOMA ST Carlsbad, CA 92009-432	-							1		11/27/2023	1
2040621600	3221 MADISON ST Unit: B Carlsbad, CA 92008-303	-							1		12/20/2023	1
2154910900	2653 ACUNA CT Carlsbad, CA 92009	GOERTZEN RESIDENCE										0
2070721700	4007 SKYLINE RD Carlsbad, CA 92008-274	-										0
2143901100	913 BEGONIA CT Unit: 2 Carlsbad, CA 92011-480	-										0
2051305900	1642 SANDALWOOD LN Carlsbad, CA 92009-261	-										0
2100340500	5122 LOS ROBLES DR Carlsbad, CA 92008-432	-							1		1/11/2023	1
2100331600	5067 LOS ROBLES DR Carlsbad, CA 92008-432	-							1		8/1/2023	1
2122111700	6379 EBB TIDE ST Carlsbad, CA 92011-126	-										0
2106311000	5303 LOS ROBLES DR Carlsbad, CA 92008-433	-							1		8/13/2023	1
2052100100	3522 ADAMS ST Carlsbad, CA 92008-250	-										0
2070532900	3882 WESTHAVEN DR Carlsbad, CA 92008-275	-							1		6/6/2023	1
2041311500	3257 LINCOLN ST Carlsbad, CA 92008-313	BLAUVELT RESIDENCE							1		9/18/2023	1
2042511800	1150 HEMLOCK AVE Unit: D Carlsbad, CA 92009-823	-										0
2052704700	3733 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704900	3741 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704800	3749 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704600	3757 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704700	3735 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704800	3743 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704900	3751 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2052704800	3759 ADAMS ST Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS							1		8/24/2023	1
2550611200	3101 SERRANO DR Unit: 2 Carlsbad, CA 92009-836	-							1		5/4/2023	1
2051605200	3344 DONNA DR Carlsbad, CA 92008-201	-							1		2/16/2023	1
2041711000	786 PALM AVE Carlsbad, CA 92008-506	786 PALM AVENUE							1		2/6/2023	1
2041711000	3479 JEFFERSON ST Carlsbad, CA 92008-506	786 PALM AVENUE							1		3/13/2023	1
2156102600	2452 UNICORNIO ST Carlsbad, CA 92008-532	-							1		4/27/2023	1
2154203700	7022 LAMA ST Carlsbad, CA 92009-651	-							1		5/16/2023	1
1562313100	2833 ELMWOOD ST Carlsbad, CA 92008-151	-							1		5/18/2023	1
2031302800	2660 HOPE AVE Unit: B Carlsbad, CA 92008-189	-							1		9/19/2023	1
1562002800	2928 HIGH AND DR Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1		10/12/2023	1
1562002900	2922 HIGH AND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1		10/12/2023	1
1562003200	2906 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1		11/15/2023	1
2052302300	3659 MONROE ST Carlsbad, CA 92008-273	-							1		10/3/2023	1
2155111400	1730 CATALPA RD Unit: 2 Carlsbad, CA 92011-510	-							1		10/26/2023	1
1561425100	2778 JAMES DR Carlsbad, CA 92008-195	2780 JAMES DRIVE							1		10/20/2023	1
2150705100	1585 TRITON ST Carlsbad, CA 92011	FRANCIS RESIDENCE										0
2156102900	7129 AVARA DR Carlsbad, CA 92011-490	SEHGAL RESIDENCE										0
2071307900	3970 HIGHL AND DR Carlsbad, CA 92008	HIGHLAND JAMES										0
2153300100	1620 SANTA ISABEL ST Carlsbad, CA 92008-593	ST ELIZABETH SETON							1		5/18/2023	1
2156102600	7133 AVARA DR Carlsbad, CA 92011-490	7133 AVARA DR KEMPER RESIDENCE							1		2/14/2023	1
1562317000	1355 CYNTHIA LN CARLSBAD, CA	HAGUE RESIDENCE							1		6/29/2023	1
2052210900	3786 HIGHL AND DR Carlsbad, CA 92008	HIGHLAND VIEW HOMES							0			0
2052210700	3790 HIGHL AND DR Carlsbad, CA 92008	HIGHLAND VIEW HOMES							0			0
2154910900	2651 ACUNA CT Carlsbad, CA 92009	GOERTZEN RESIDENCE										0
2070721700	4005 SKYLINE RD Carlsbad, CA 92008-274	Sarem Residence										0
2042403200	307 JUNIPER AVE Carlsbad, CA 92008-824	JUNIPER BEACH HOMES										0
2042403200	301 JUNIPER AVE Carlsbad, CA 92008-824	JUNIPER BEACH HOMES										0



Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
2042403200	305 JUNIPER AVE/Carlsbad, CA 92008-824	JUNIPER BEACH HOMES									0
2042403200	303 JUNIPER AVE/Carlsbad, CA 92008-824	JUNIPER BEACH HOMES									0
2041311500	3259 LINCOLN ST/Carlsbad, CA 92008-313	BLAUVELT RESIDENCE							1	9/18/2023	1
2052704700	3731 ADAMS ST/Carlsbad, CA 92008-340	ADAMS STREET HOMES							1	8/24/2023	1
2052704900	3739 ADAMS ST/Carlsbad, CA 92008-340	ADAMS STREET HOMES							1	8/24/2023	1
2052704800	3747 ADAMS ST/Carlsbad, CA 92008-340	ADAMS STREET HOMES							1	8/24/2023	1
2052704600	3755 ADAMS ST/Carlsbad, CA 92008-340	ADAMS STREET HOMES							1	8/24/2023	1
2041711100	786 PALM AVENUE	786 PALM AVENUE							1	2/6/2023	1
2041711000	3477 JEFFERSON ST/Carlsbad, CA 92008-506	786 PALM AVENUE							1	3/13/2023	1
1562002800	2924 HIGHLAND DR/Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/12/2023	1
1562002900	2920 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/12/2023	1
1562003000	2916 HIGHLAND DR/Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/12/2023	1
1562003100	2912 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/26/2023	1
1562003200	2910 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	11/15/2023	1
2051911400	1090 MAGNOLIA AVE/Carlsbad, CA 92008-253	-							1	7/17/2023	1
1561425100	2780 JAMES DR/Carlsbad, CA 92008-195	2780 JAMES DRIVE							1	10/20/2023	1
2100620300	5198 SHORE DR/Carlsbad, CA 92008-434	LINCOLN RESIDENCE							1		0
2050602700	1640 BASSWOOD AVE/Carlsbad, CA 92008-194	HARRIS RESIDENCE							1		0
2232951700	7505 SOLANO ST Unit: #1	-						1		10/13/2023	1
2032010600	2786 JEFFERSON ST	-						1		9/27/2023	1
2032010500	2780 JEFFERSON ST	-						1		9/27/2023	1
2745025600	6925 QUIET COVE DR	-						1		6/23/2023	1
2236110600	7331 PASEO CAPUCHINA	-						1		5/10/2023	1
1675611200	4316 POINT REYES CT	-						1		9/12/2023	1
2150724000	1544 MARITIME DR	-						1		10/11/2023	1

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy							11	12
Current APN	Street Address	Project Name*	10					Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions)	Date Issued	# of Units Issued
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted				
2033204800	1008 CARLSBAD VILLAGE DR Carlsbad, CA 92008	HOPE APARTMENTS	0	0	0	0	0	46	19		65
2031411500	2689 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE									0
2031411500	2689 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE									0
2072502300	4874 PARK DRIVE	4874 PARK DRIVE									0
1552270500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE									0
1552270500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE									0
2122720100	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720200	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720300	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720400	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
2122720500	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT									0
1552711900	2642 JEFFERSON ST Carlsbad, CA 92008	CARRILLO ADU									0
2141711100	7294 PONTO DR Carlsbad, CA 92011-460	FFC Residential									0
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE									0
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE									0
2073853900	1877 HIGH RIDGE AVE Carlsbad, CA 92008-376	ANDERSON ADU									0
2060420300	431 TAMARACK AVE Carlsbad, CA 92008-412	LAHMAN ADU									0
2060120200	3912 GARFIELD ST Carlsbad, CA 92008-403	CRUSE HOUSE REMODEL/ADU									0
2060120600	3950 GARFIELD ST Unit: B Carlsbad, CA 92008-403	LABOUNTY RESIDENCE									0
2081601300	5032 ASHBERRY RD Carlsbad, CA 92008-385	5032 ASHBERRY RD									0
2072800200	4904 PARK DR Carlsbad, CA 92008-382	EWING ADU									0
2157910800	1320 SHOREBIRD LN Carlsbad, CA 92011-488	CHU DETACHED ADU									0
2100331500	5079 LOS ROBLES DR Carlsbad, CA 92008-432	DAVIS ADU									0
2101600500	5133 EL ARBOL DR Carlsbad, CA 92008-431	MILLER RESIDENCE ADU									0
2159505000	1619 NEW CREST CT Carlsbad, CA 92011-408	JOANN ADU									0
2155210100	1850 PENTAS CT Carlsbad, CA 92011-513	CHAMBERLAIN DETACHED ADU									0
2070850900	4205 CLEARVIEW DR Carlsbad, CA 92008-363	RESINCK ADU									0
2060400900	804 CITRUS PL Carlsbad, CA 92008-411	MCDONALD ADU									0
2073310500	4946 PARK DR Carlsbad, CA 92008-381	NUNEZ RESIDENCE									0
2071013500	4660 GARDEN HILL LOOP Carlsbad, CA 92008-374	MARIA ACRES									0
2120405600	1380 LAUREL TREE LN Carlsbad, CA 92011	AVIARA APARTMENTS									0
2042920100	3845 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND									0
2042920100	3835 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND									0
2042920100	3855 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND									0
2042920100	3826 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND									0
2120405600	1205 AVIARA PKWY Carlsbad, CA 92011-127	AVIARA APARTMENTS									0
2153203600	2812 CAZADERO DR CARLSBAD	CAZADERO DR CONDO PROJECT							1	9/7/2023	0
2042040000	3122 HENLOCK AVE Carlsbad, CA 92008-822	HEMI LOCK COAST HOMES							1	8/23/2023	1
2042040000	3114 HENLOCK AVE Carlsbad, CA 92008-822	HEMI LOCK COAST HOMES							1	5/3/2023	1
2042040000	3116 HENLOCK AVE Carlsbad, CA 92008-822	HEMI LOCK COAST HOMES							1	5/3/2023	1
2042040000	3118 HENLOCK AVE Carlsbad, CA 92008-822	HEMI LOCK COAST HOMES							1	5/3/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 301 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 301 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 302 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 303 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 304 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 305 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 306 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 401 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2031730200	300 CHRISTIANSEN WAY Unit: 402 CARLSBAD CA 92008	BEACH VILLAGE LIFE MIXED USE									0
2060201100	3170 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	3172 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	3174 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	3176 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	3178 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	320 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	322 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	324 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060201100	326 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES									0
2060800100	4006 GARFIELD ST Carlsbad, CA 92008-745	GARFIELD HOMES									0

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units										
Table A2										
Affordability by Household Incomes - Certificates of Occupancy										
Current APN	Street Address	Project Identifier	Project Name*	10						# of Units Issued Certificates of Occupancy or other forms of readiness
				Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
20608001001211	CHINQUAPIN AVE/CART. SBAD, CA 92008		GARFIELD HOMES							12
20608001001217	CHINQUAPIN AVE/CART. SBAD, CA 92008		GARFIELD HOMES							0
20424008001231	ACACIA AVE/Carlsbad, CA 92008-320		ACACIA BEACH HOMES							0
20424008001235	ACACIA AVE/Carlsbad, CA 92008-320		ACACIA BEACH HOMES							0
20424008001239	ACACIA AVE/Carlsbad, CA 92008-320		ACACIA BEACH HOMES							0
203102150012670	ROOSEVELT ST/Carlsbad, CA 92008-161		THE ROOSEVELT							0
203102150012672	ROOSEVELT ST/Carlsbad, CA 92008-161		THE ROOSEVELT							0
203102150012674	ROOSEVELT ST/Carlsbad, CA 92008-161		THE ROOSEVELT							0
20423107001164	CHERRY AVE/Carlsbad, CA 92008-821		THREE ON CHERRY							0
20423107001166	CHERRY AVE/Carlsbad, CA 92008-821		THREE ON CHERRY							0
20423107001168	CHERRY AVE/Carlsbad, CA 92008-821		THREE ON CHERRY							0
207101350014888	RED BUD LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350012580	GAZANIA LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350014866	RED BUD LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350014844	RED BUD LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350014822	RED BUD LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350014800	RED BUD LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350012520	GAZANIA LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350012460	GAZANIA LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350012410	GAZANIA LANE/Carlsbad, CA 92008		MARIA ACRES							0
207101350014890	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014884	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014878	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014872	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014866	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014860	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014854	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014842	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014836	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014830	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014824	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014818	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014812	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014806	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014800	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014815	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014821	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014827	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014833	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014839	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014845	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014851	PARSLEY LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350012872	IXIA WAY/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350012838	IXIA WAY/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014509	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014527	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014545	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014563	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014581	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014599	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014572	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014554	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014536	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014518	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350014500	AMARANTH LN/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350012819	IXIA WAY/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350012857	IXIA WAY/Carlsbad, CA 92008-374		MARIA ACRES							0
207101350012887	IXIA WAY/Carlsbad, CA 92008-374		MARIA ACRES							0
208160320015067	ASHBERRY RD/Carlsbad, CA 92008-385		-						1	1
215450070017166	ARCONAUTA WAY/Carlsbad, CA 92009-650		-						1	1
207010010013628	HIGHLAND DR Unit: 2/Carlsbad, CA 92008-257		STONE ADU, 812 SF ADU ABOVE DETACHED GARAGE ADDITION						1	1
215761070017344	GREBE DR/Carlsbad, CA 92011-486		-						1	1

**Table A2**  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name*	10								11	12
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units Issued Certificates of Occupancy or other forms of readiness	
2550570600	7839 QUEBRADA CIR Carlsbad, CA 92009-834	-							1		1/17/2023	1
2047111600	3458 MADISON ST Carlsbad, CA 92008-503	-							1		3/22/2023	1
2040311400	3147 JEFFERSON ST Unit: 7C Carlsbad, CA 92008-240	-							1		10/10/2023	1
1560510300	1420 YORELL AVE Carlsbad, CA 92008-105	-							1		9/8/2023	1
1673532300	3603 AMES PL Unit: 2C Carlsbad, CA 92010-212	-							1		1/23/2023	1
2552602200	7877 PASEO TULIPERO Carlsbad, CA 92009-835	-							1		2/17/2023	1
2550932100	7920 ROCOSO LNC Carlsbad, CA 92009-823	-							1		5/11/2023	1
2042401100	3542 GARFIELD ST Carlsbad, CA 92008-324	-							1		4/18/2023	1
2052806000	3753 YVETTE WAY Carlsbad, CA 92008-255	KELLEY ADU							0			0
2051250000	3432 WOODB AND WAY Carlsbad, CA 92008-255								0			0
2155120800	1723 CATALPA RD Carlsbad, CA 92011-510	-							1		7/26/2023	1
2552530500	7942 GRADO EL TUPELO Carlsbad, CA 92009-902	-							1		10/26/2023	1
2151204500	2056 CARACOL CT Carlsbad, CA 92009-611	-							1			0
2060424600	3952 HIBISCUS CIR Carlsbad, CA 92008-411	HARTY ADU AND ADDITION							1		3/30/2023	1
1552231800	626 LAGUNA DR Carlsbad, CA 92008-160	-							1		7/25/2023	1
2073900400	4657 TELESPOPE AVE Carlsbad, CA 92008-376	-							1		9/14/2023	1
1562201700	3032 VALLEY ST Carlsbad, CA 92008-115	-							1		2/23/2023	1
1561524500	2799 CREST DR Carlsbad, CA 92008-150	-							1		3/13/2023	1
2157600400	1002 MORGANER LNC Carlsbad, CA 92011-487	-							1		3/2/2023	1
1671803600	3257 DONNA DR Carlsbad, CA 92008-112	GROUCH ADU							1		2/23/2023	1
2155010800	7005 ASTER PL Carlsbad, CA 92011-510	-							1		7/17/2023	1
2070632400	3800 ALDER AVE Unit: 2C Carlsbad, CA 92008-270	CASKEY RESIDENCE ADU							1		3/15/2023	1
2061204000	1087 CHINGUAPIN AVE Carlsbad, CA 92008-353	-							1		5/3/2023	1
2165311200	614 MARLIN LNC Carlsbad, CA 92011-468	-							1		2/15/2023	1
2153203002	2813 CEBU PL Carlsbad, CA 92009	-							1		2/15/2023	0
2050520800	1304 BASSWOOD AVE Carlsbad, CA 92008-190	-							1		4/10/2023	1
2042401100	3546 GARFIELD ST Carlsbad, CA 92008-324	3540 GARFIELD ADU							1		4/18/2023	1
2169602600	7647 GALLEON WAY Carlsbad, CA 92009-821	-							1		4/12/2023	1
1552513700	947 BUENA PL Carlsbad, CA 92008-140	-							1			0
1561202500	1282 BUENA VISTA WAY Carlsbad, CA 92008-153	-							1			0
1675221600	3165 SEABURY ST Unit: 2C Carlsbad, CA 92010-703	-							1		10/5/2023	1
1562123600	1633 OAK AVE Carlsbad, CA 92008-190	-							1		11/1/2023	1
2236100100	3404 CORTIE PINO Carlsbad, CA 92009-989	-							1			0
1671236000	3157 FALCON DR Carlsbad, CA 92008-112	-							1			0
2645500900	8012 PASEO ESMERADO Carlsbad, CA 92009-980	-							1			0
1561108600	2555 HIGHLAND DR Carlsbad, CA 92008-102	-							1		11/1/2023	1
2072740700	4848 HILLSIDE DR Carlsbad, CA 92008-372	-							1		8/14/2023	1
1675610100	2644 VALEWOOD AVE Carlsbad, CA 92010-792	-							1		8/3/2023	1
1683316500	3448 RAVINE DR Carlsbad, CA 92010-555	-							1		10/6/2023	1
2042108000	3339 GARFIELD ST Carlsbad, CA 92008-312	-							1			0
2236631100	3496 CAMINO CEREZA Carlsbad, CA 92009-896	-							1		7/31/2023	1
2145610800	6702 LONICERA ST Carlsbad, CA 92011-342	-							1			0
2158500700	1348 BULRUSH CT Carlsbad, CA 92011-401	-							1			0
2552055300	3287 CORTE VERA CRUZ Carlsbad, CA 92009-931	-							1			0
2060420200	425 TAMARACK AVE Carlsbad, CA 92008-412	-							1			0
1552721200	993 LAGUNA DR Carlsbad, CA 92008-185	-							1			0
2041320900	3392 LINCOLN ST Carlsbad, CA 92008-313	-							1			0
1682918500	3918 STONERIDGE RD Carlsbad, CA 92010-707	-							1			0
2645501300	8005 PASEO ESMERADO Carlsbad, CA 92009-980	-							1			0
2551463700	2603 VIA PEPIA Unit: 2C Carlsbad, CA 92009-923	-							1			0
1673913100	2725 LYONS CT Unit: 2C Carlsbad, CA 92010-212	-							1			0
2041500400	3434 GARFIELD ST Carlsbad, CA 92008-323	-							1			0
2164930200	7730 PALACIO DR Unit: 2C Carlsbad, CA 92009-852	-							1			0
1567202000	1821 GUEVARA RD Carlsbad, CA 92008-102	-							1			0
2073502600	4805 NEBLINA DR Unit: #2C Carlsbad, CA 92008-372	-							1		10/3/2023	1
2550550200	3004 SEGOVIA WAY Carlsbad, CA 92009-835	-							1			0
1562316000	1344 CYNTIAL LNC Carlsbad, CA 92008-150	-							1			0
2232120600	7303 BORJA PL Unit: 1C Carlsbad, CA 92009-780	-							1		12/19/2023	1
2100340500	5120 LOS ROBLES DR Carlsbad, CA 92008-432	-							1			0

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units										
Table A2										
Affordability by Household Incomes - Certificates of Occupancy										
Current APN	Street Address	Project Name*	10					11		# of Units Issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Dead Restricted	Very Low-Income Non Dead Restricted	Low-Income Dead Restricted	Low-Income Non Dead Restricted	Moderate-Income Dead Restricted	Moderate-Income Non Dead Restricted	Above Moderate-Income	
2552932300	7882 VISTA HIGUERA CARLSBAD, CA 92009-698	-								0
1671521200	3640 CATALINA DRCARLSBAD, CA 92010-285	-								1
2051900600	1081 CHESTNUT AVE CARLSBAD, CA 92008-251	-						1		0
2041711700	3446 MADISON ST UNIT: D CARLSBAD, CA 92008-511	-								0
1674902200	2754 AUBURN AVE UNIT: 2 CARLSBAD, CA 92010-217	-								0
1551622900	2472 TUTTLE ST CARLSBAD, CA 92008-144	-								0
2550571000	3011 QUEBRADA CIR UNIT: 2 CARLSBAD, CA 92009-833	-								0
2051124000	3403 ADAMS ST CARLSBAD, CA 92008-250	-								0
2054302600	3659 MARGARET WAY CARLSBAD, CA 92008-340	-								0
2155330700	6442 LA PALOMA ST CARLSBAD, CA 92009-432	-								0
2040821800	3221 MADISON ST UNIT: B CARLSBAD, CA 92009-303	-								0
2154910900	2653 ACUNA CT UNIT: B CARLSBAD, CA 92009-303	GOERTZEN RESIDENCE								0
2070721700	4007 SKYLINE RD CARLSBAD, CA 92008-274	-								0
2143901100	913 BEGONIA CT UNIT: 2 CARLSBAD, CA 92011-480	-								1
2051305900	1642 SANDALWOOD LN CARLSBAD, CA 92008-261	-								1
2100340500	5122 LOS ROBLES DRCARLSBAD, CA 92008-432	-								1
2100331600	5067 LOS ROBLES DRCARLSBAD, CA 92008-432	-								0
2122117000	6379 EBB TIDE ST CARLSBAD, CA 92011-126	-								0
2100631100	5303 LOS ROBLES DRCARLSBAD, CA 92011-126	-								1
2052100100	3522 ADAMS ST CARLSBAD, CA 92008-433	-								0
2070532900	3882 WESTHAVEN DRCARLSBAD, CA 92008-275	-								1
2041315900	3257 LINCOLN ST CARLSBAD, CA 92008-313	BLAUVELT RESIDENCE								0
2042511800	150 HEMLOCK AVE UNIT: D CARLSBAD, CA 92008-823	-								0
2052704700	3739 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								1
2052704900	3741 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2052704800	3749 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2052704600	3757 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2052704700	3735 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2052704900	3743 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2052704600	3751 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2052704600	3759 ADAMS ST CARLSBAD, CA 92008-340	ADAMS STREET HOMES ADUS								0
2550611200	3101 SERRANO DR UNIT: 2 CARLSBAD, CA 92009-836	-								0
2051606200	3344 DONNA DRCARLSBAD, CA 92008-201	-								0
2041711100	786 PALM AVE CARLSBAD, CA 92008-506	786 PALM AVENUE								0
2156102800	2452 UNICORNIO ST CARLSBAD, CA 92009-532	786 PALM AVENUE								0
2156102800	2452 UNICORNIO ST CARLSBAD, CA 92009-532	-								0
2154203700	7022 LLAMA ST CARLSBAD, CA 92009-651	-								0
1562313100	2833 EL MWOOD ST CARLSBAD, CA 92008-151	-								0
2031302800	2860 HOPE AVE UNIT: B CARLSBAD, CA 92008-189	-								1
1562028900	2926 HIGHLAND DRCARLSBAD, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES								0
1562028900	2922 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES								0
1562028900	2906 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES								0
2052302300	3659 MONROE ST CARLSBAD, CA 92008-273	-								0
2155111400	1730 CATALPA RD UNIT: 2 CARLSBAD, CA 92011-510	-								0
1561425100	2778 JAMES DRCARLSBAD, CA 92008-196	786 PALM AVENUE								0
2150705100	1585 TRITON ST CARLSBAD, CA 92011	FRANCIS RESIDENCE							1	1
2156102900	7129 AVARA DRCARLSBAD, CA 92011-480	SEHAGAL RESIDENCE							1	1
2071307900	3970 HIGHLAND DRCARLSBAD, CA 92008	HIGHLAND JAMES							1	1
2153300100	6620 SANTA ISABEL ST CARLSBAD, CA 92009-593	ST ELIZABETH SETON							1	0
2156102800	7133 AVARA DRCARLSBAD, CA 92011-490	7133 AVARA DR KEMPER RESIDENCE							1	0
1562317000	1355 CYNT HIA LN CARLSBAD, CA	HAGUE RESIDENCE							1	0
2052210600	3786 HIGHLAND DRCARLSBAD, CA 92008	HIGHLAND VIEW HOMES							1	1
2052210700	3790 HIGHLAND DRCARLSBAD, CA 92008	HIGHLAND VIEW HOMES							1	1
2154910900	2651 ACUNA CT CARLSBAD, CA 92009	GOERTZEN RESIDENCE							1	1
2070721700	4005 SKYLINE RD CARLSBAD, CA 92008-274	Saren Residence							1	1
2042403200	307 JUNIPER AVE CARLSBAD, CA 92008-824	JUNIPER BEACH HOMES							1	1
2042403200	301 JUNIPER AVE CARLSBAD, CA 92008-824	JUNIPER BEACH HOMES							1	1

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

**Construction, Entitled, Permits and Completed Units**

**Affordability by Household Incomes - Certificates of Occupancy**



Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units
Table A2

[illegible]



[illegible]

Jurisdiction	Carlsbad
Reporting Year	2023 (Jan. 1 – Dec. 31)
Planning Period	6th Cycle 04/30/2021 - 04/30/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
				Permitted Units Issued by Affordability											
				2											
		1		2											
Income Level		RHNA Allocation by Income Level		Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,311		45	-	-	-	44	-	-	-	-	-	91	1,220
	Non-Deed Restricted			1	1	-	-	-	-	-	-	-	-	-	-
	Deed Restricted	784		4	-	-	-	158	-	-	-	-	-	167	617
Low	Non-Deed Restricted			3	2	-	-	-	-	-	-	-	-	-	-
	Deed Restricted	749		-	-	-	-	12	-	-	-	-	-	268	481
Moderate	Non-Deed Restricted			55	37	82	82	-	-	-	-	-	-	-	-
	Above Moderate			86	9	43	344	-	-	-	-	-	-	482	647
Total RHNA		3,873													
Total Units				194	49	125	640	-	-	-	-	-	-	1,008	2,865
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5		6											
		Extremely low-income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		656			-	-	-	7	-	-	-	-	-	7	649

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.  
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apri@hcd.ca.gov](mailto:apri@hcd.ca.gov).

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Carlsbad	
Reporting Year		(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(a) Adequate Sites	Maintain adequate residential sites to accommodate the 2021-2029 RHNA.	Ongoing	The Housing Element approved on April 6, 2021 includes an evaluation of the RHNA. Consistent with Government Code it incorporates a rezone program [1.1 (b)] that will be completed within three years to ensure adequate residential sites.
1.1(b) Adequate Sites	Provide Adequate Sites to Accommodate the RHNA (Includes Program 1.7). Identify and rezone as necessary to meet the RHNA Remaining Need identified on Table 10-48. Sites needed are: - 1,397 lower-income units - 327 moderate-income units	Apr-24	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period). At its hearing, the City Council approved a General Plan Amendment, Rezone, and certified a Program Environmental Impact Report that provides 3,447 units at the lower and moderate income levels spread across 16 sites throughout the city.
1.1(c) Adequate Sites	Develop R-35 and R-40 General Plan and Zoning designations.	Apr-24	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period).
1.1(d) Adequate Sites	Develop R-35 and R-40 General Plan and Zoning designations.	Apr-24	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period).
1.1(e) Adequate Sites	Amend city Real Estate Strategic Plan, as necessary, to enable homes on city-owned sites.	Apr-24	This program implementation is underway and will be completed prior to the due date.
1.1(f) Adequate Sites	Promote the residential development of city-owned sites within the planning period.	December 2024 / Ongoing	This program implementation is underway and will be completed prior to the due date. If city-owned sites are relied on for the housing element inventory during implementation of Program 1.1, additional promotion will be undertaken.
1.1(g) Adequate Sites	Work with North County Transit District on the redevelopment of Carlsbad Village Station that includes construction of housing adjacent to transit services.	Ongoing	This program is ongoing and coordination with NCTD is underway. In 2023 city staff continued to assist NCTD and potential developers on requirements for development of the site.

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(h) Adequate Sites	Integrate 6th cycle sites inventory into GIS.	Dec-21	This program is complete.
1.1(i) Adequate Sites	Develop online GIS sites inventory for public access.	April 2022 / Ongoing	Program implementation included development in 2021 of an online, interactive map of potential housing sites.
1.1(j) Adequate Sites	Post development constraints evaluation (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the sites inventory.	July 2022 / Ongoing	This program is complete. Development constraint information can be found here: <a href="https://carlsbad.maps.arcgis.com/apps/inspector/index.html?appid=942535a2da9e44ff8877756af41e9af2">https://carlsbad.maps.arcgis.com/apps/inspector/index.html?appid=942535a2da9e44ff8877756af41e9af2</a>
1.1(k) Adequate Sites	The City will actively promote sites available for lower- and moderate-income housing development to potential developers, non-profits, and other interested parties.	Ongoing	The city is complying with and continues to implement this ongoing program. An online interactive map is available for public review of all potential sites that may be rezoned to accommodate the RHNA.
1.1(l) Adequate Sites	Coordinate with water and sewer providers and other utilities serving the City of Carlsbad to ensure infrastructure is available to ensure timely residential access.	Dec-21	This program is complete.
1.1(m) Adequate Sites	Provide Housing Element copies to all utilities serving Carlsbad.	Dec-21	This program is complete.
1.1(n) Adequate Sites	Evaluate "density" definition to ensure no constraints on the ability to achieve the maximum of the applicable density range.	Apr-23	This program is complete. An evaluation was prepared and found no constraints associated with the definition of "density" in the city's municipal code. The evaluation and findings were presented to the Planning Commission on April 19, 2023.
1.1(o) Adequate Sites	Establish written process to prioritize to affordable housing projects if availability of sewer service is limited.	Dec-22	This program is complete. The Carlsbad Municipal Water District developed a written process that was approved by City Council at their hearing on April 4, 2023.
1.2(a) Promote development of ADUs	Respond in a timely manner to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.2(b) Promote development of ADUs	Maintain informational brochures to promote, educate and assist the development of ADUs.	Apr-22	This program is complete. The city has completed an informational bulletin that is updated as necessary and available on the city's website.

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.2(c) Promote development of ADUs	Create separate city website for ADUs; provide step by step guide to necessary applications and information.	Dec-22	This program is complete. A webpage has been created that presently emphasizes development of the ADU permit ready program. An informational bulletin (fact sheet) provides ADU standards and processing steps. See <a href="https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program">https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program</a>
1.2(d) Promote development of ADUs	Continue to work with developers to incorporate ADUs into new single-family developments.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.2(e) Promote development of ADUs	Develop at least four pre-approved ADU Plans that provide a variety in terms of size, type and style.	Apr-23	This program is complete. Staff prepared a variety of four pre-approved ADU plans and presented to Planning Commission on March 15, 2023 and to City Council on May 23, 2023. The plans are available at: <a href="https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program">https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program</a>
1.2(f) Promote development of ADUs	Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets.	Annually	The city is complying and continues to implement this ongoing program. In 2023, building permits were issued for 82 accessory dwelling units. These units are considered to be affordable to moderate-income households. (Note: This table reports <i>issued</i> permits for accessory dwelling units, which may be different than numbers that appear in Table A-2 for <i>finalized</i> permits.)
1.3(a & f) Alternative Housing	Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers. Utilize the Inclusionary Ordinance and Housing Trust Fund to encourage innovative housing structures.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.3(b) Alternative Housing	Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.	April 2024 / Ongoing	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period which rezoned underutilized commercial, office and industrial space for housing). In addition, passage of Ordinance CS-422 on May 10, 2022, amended the zoning code to allow "horizontal" residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones.

Housing Programs Progress Report			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.3(c) Alternative Housing	Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces).	Apr-23	This program is complete. An evaluation was prepared and found the zoning ordinance encourages alternative housing that is affordable by design. The evaluation and findings were presented to the Planning Commission on April 19, 2023.
1.3(d) Alternative Housing	Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing.	Apr-23	This program is complete. An evaluation was prepared and documented examples of how the city is utilizing its regulatory powers to encourage the development of alternative housing. The evaluation and findings were presented to the Planning Commission on April 19, 2023.
1.3(e) Alternative Housing	Evaluate and implement, as appropriate, a development fee structure for these units based on a per square foot basis rather than per unit basis.	Apr-23	This program is complete. A 2022 fee update to the inclusionary housing in-lieu program implemented a development fee structure based on square foot rather than unit. Additional analysis identified additional opportunities to structure other development fees to be by square feet vs. unit. The analysis and findings were presented to the Planning Commission on April 19, 2023.
1.3(g) Alternative Housing	Review and amend the Carlsbad Zoning Ordinance to review and amend definitions and allowances of uses for the definition of family, employee housing, residential care facilities, group homes and/or boardinghouses to be consistent with California Law.	Apr-23	This program is complete. As part of Zone Code Amendment 2022-0002 approved Sept. 27, 2022, the city completed some objective components by adding a definition of "small employee housing" (i.e., six or fewer persons), by amending the definition of family to incorporate the same, and by permitting small employee housing in the city's residential zones. In 2023, staff prepared additional zone code amendments to be consistent with California law. The amendments were presented to Planning Commission on April 5, 2023 and to City Council on May 23, 2023.
1.4(a & c) Lot Consolidation	The city will continue to make available an inventory of vacant and underutilized properties, and will market infill and redevelopment opportunities throughout the city (including the Village and Barrio), to interested developers.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.4(b) Lot Consolidation	The city will identify sites where potential consolidation can happen based on current site usage and ownership.	Dec-22	This program is complete. Lot consolidation information can be found here: <a href="https://carlsbad.maps.arcgis.com/apps/Instant/sidebar/index.html?appid=942535a2da9e44ff887756af41e9af2">https://carlsbad.maps.arcgis.com/apps/Instant/sidebar/index.html?appid=942535a2da9e44ff887756af41e9af2</a>



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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.5 Flexibility in Development Standards	Monitor application of Municipal Code standards for constraints to development of new housing and recommend changes to remove such constraints.	Annually	The city is complying and continues to implement with this ongoing program. In 2023, the city evaluated changes to code language to clarify where mixed uses are allowed and scheduled corresponding code changes for 2024. Staff also included code language to allow higher densities and development flexibility as a part of Program 1.1, the rezoning of housing inventory sites, scheduled for 2024.
1.6(a) Development Streamlining	Establish expedited review process for projects exceeding inclusionary requirements.	Jun-22	This program is complete. The city has an application checklist (P-35) that guides applicants through a streamlined review process for projects that provide at least 20% affordable housing (in excess of the city's 15% inclusionary housing ordinance).
1.6(b, c & e) Development Streamlining	Review and amend land use regulations, development standards, permitting procedures, administrative procedures and fees, in order to remove impediments to, and reduce the cost of, affordable residential development. To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier environmental documents.	Ongoing	The city is complying with and implementing this ongoing program. In March 2022, the city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction. The city has developed a robust series of informational bulletins to assist developers, consultants, and the public in understanding the city's process and aid in expediting permits. Examples of bulletins relevant to reduce costs and time include those on accessory dwelling units, building permit submittal requirements for residential uses, inclusionary housing, SB-9, SB-35, and SB-330, and the self-certification program on building inspections. Also, passage of Ordinance CS-422 in May 2022 helped clarify the city's site development plan process and permit "horizontal" mixed use development in many commercial zones.
1.6(d) Development Streamlining	Develop SB35 Application Form and Procedures.	Dec-21	This program is complete. SB 35 Permit Streamline Checklist (P-35) can be found here: <a href="https://www.carlsbadca.gov/home/showpublisheddocument/8425/63772762688856278">https://www.carlsbadca.gov/home/showpublisheddocument/8425/63772762688856278</a>
1.6(f) Development Streamlining	Expand "self-certification" building permit application/inspection options for qualifying projects.	Jun-22	This program is complete with passage of Ordinance CS-422 on May 10, 2022. The city has developed an informational bulletin on the self-certification process, available at <a href="https://www.carlsbadca.gov/home/showpublisheddocument/10193">https://www.carlsbadca.gov/home/showpublisheddocument/10193</a>
1.6(g) Development Streamlining	Review permit procedures for Site Development Plans, make changes to improve certainty and remove requirements that could reduce density.	Apr-22	This program is completed with passage of Ordinance CS-422 on May 10, 2022.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.7 Sites used in Previous Housing Elements	The city shall rezone to allow residential use by right under an R-30 or V-B designation, as appropriate for the site, and require that at least 20 percent of the units are affordable to lower-income households.	Apr-24	This program implementation is underway and will be completed prior to the due date.
1.8(a) Mixed Use	As part of semi-annual Zone Code Update, review standards and incentives for to encourage mixed use development.	December 2023 Semi-annually	This program is complete/on-going. Passage of Ordinance CS-422 on May 10, 2022, allowed “horizontal” residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones. The city has further evaluated changes to code language to clarify where mixed uses are allowed and scheduled corresponding code changes for the 2024 Zone Code Clean Up.
1.8(b) Mixed Use	As part of semi-annual Zone Code Update, review areas with mixed use potential and inform developers.	December 2023 Semi-annually	This program is complete/on-going. Information related to areas with mixed use potential is available here: <a href="https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2">https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2</a>
1.8(c) Mixed Use	Update Code to define and allow horizontal and vertical mixed use projects.	Apr-22	This program is complete. Passage of Ordinance CS-422 on May 10, 2022, allowed “horizontal” residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones.
1.8(d) Mixed Use	Evaluate and consider the expansion of live/work zoning allowances citywide.	Apr-23	This program item is complete. An evaluation including existing live/work zoning allowances, best practices within the San Diego region, and recommendations was presented to the Planning Commission for consideration on April 19, 2023.
1.9 Parking Standards	Review and update parking standards for high density, mixed use, and projects near transit.	Apr-23	This program implementation is underway and will be completed prior to the due date. A portion of this program is addressed by state law (AB 2097) that effectively eliminates parking requirements in new residential and commercial developments when located within a half-mile of a major transit stop. This law took effect Jan 1, 2023.



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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.10 Energy Conservation	The city will enforce state requirements for energy conservation, including the latest green building standards, as amended by local ordinance to incorporate the city's Climate Action Plan measures, and promote and participate in regional water conservation and recycling programs.	Ongoing	The city is complying and continues to implement with this ongoing program. On Nov. 8, 2022, the City Council adopted the 2022 California Building Code and related state codes for construction, including the Solar Energy Code, Green Building Standards Code, and Energy Conservation Regulations.
1.11 Objective Design Standards	Adopt objective design standards for mixed use and multi-family housing projects, which will then be allowed by right and approved through a ministerial, staff-level review process.	September 2023 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.12 Smoke-Free Ordinance for Multi-Family Housing	Consider adopting a smoke free ordinance for multi-family housing.	Dec-23	This program is complete. Staff prepared analysis and options for the City Council to consider at its hearing on August 22, 2023. The Council directed staff to develop draft ordinance language, including education and enforcement mechanisms and to return for further consideration.
2.1(a) Inclusionary Housing	Complete a gap analysis of the city's inclusionary housing in-lieu fee.	Sep-21	The gap analysis was completed as required.
2.1(b) Inclusionary Housing	Amend the city's inclusionary housing ordinance to reflect the updated in-lieu fee.	Apr-23	This program is complete. On March 22, 2022, the City Council adopted Resolution 2022-077, amending the fee.
2.1(c) Inclusionary Housing	For those specific properties identified in Table A of Planning Commission Resolution 7114, provide affordable housing in excess of inclusionary housing ordinance requirements.	Ongoing	The city is complying and continues to implement with this ongoing program. In 2023, the city issued building permits for two of the sites identified in Resolution 7114, Marja Acres and Aviara Apartments, and a grading permit for a third site identified on the list, La Costa Town Square Parcel 3. Marja Acres provides 20% of its units as affordable housing as required by the resolution, with the majority of its 46 units as affordable to very low income households. Aviara Apartments provides 25% of its units as affordable housing with the majority of its 82 units as low income households. La Costa Town Square Parcel 3 provides 20% of its units as affordable housing.

Housing Programs Progress Report			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.2 Propose Replacement or Modification of GMP	Develop an alternative solution that will replace or modify the City's Growth Management Plan (GMP).	Dec-24	As an alternative to this program, on April 6, 2021 the City Council adopted Resolution 2021-074 that suspended the growth cap and moratorium provisions of the Growth Management Program. Therefore, his program is complete.  Additionally, in April 2023 the Growth Management Plan Citizens Committee completed over a year's worth of work developing recommendations for updating the city's Growth Management Plan. Their recommendations included modifications to the existing Growth Management Plan performance standards as well as recommendations for additional considerations related to quality of life. They City Council accepted the committee's report at their hearing on July 18, 2023.
2.3(a) Density Bonus	Update the Carlsbad Zoning Ordinance / Municipal Code to integrate future changes in State Density Bonus Law, including an update to reflect the requirements of AB 2345.	December / Annually	The city is complying with and continues to implement this ongoing program.
2.3(b & c) Density Bonus	Apply the city's Density Bonus Ordinance, consistent with State law, and ensure that housing developers are informed about the city's density bonus program.	Ongoing	The city is complying with and continues to implement this ongoing program.
2.4(a) City-Initiated Development	Actively work with developers with interest in city-owned properties to negotiate residential or mixed-use development.	Ongoing	The city is complying with and continues to implement this ongoing program.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.4(b) City-Initiated Development	Modify existing programs and develop new programs and funding sources to provide city incentives for affordable housing.	February 2022 / Ongoing	<p>The Housing Element was adopted by the city and certified by the state in 2021. The element contains new programs that provide city affordable housing incentives. In 2022, work completed toward implementing these programs included:</p> <ul style="list-style-type: none"> <li>• The city completed additional public outreach on potential affordable housing sites as part of its implementation of programs 1.1 and 1.7; these potential sites include city-owned properties. This culminated in City Council direction to study specific potential housing sites for possible rezoning.</li> <li>• Staff continued work with a consultant to develop a permit-ready accessory dwelling unit program, including development of at least four sets of plans.</li> <li>• The city worked with North County Transit District on redevelopment plans for its Carlsbad Village and Poinsettia Coaster stations, including affordable housing, as required by Program 1.1(g).</li> <li>• The city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction.</li> </ul>
2.4(c, d, e) City-Initiated Development	Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are listed on Table B-5 in Appendix B.	December 2024 / Ongoing	The city is complying with and continues to implement this ongoing program. Sites are being evaluated for density that would be appropriate for multifamily housing. Sites that are up zoned through this process will have an increased affordable housing requirement.
2.5 Land Banking	The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower- and moderate-income households.	Ongoing	The city is complying and continues to implement this ongoing program. The Housing & Homeless Services Dept. monitors vacant land opportunities.
2.6 Housing Trust Fund	Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low-income households.	Ongoing	The city is complying and continues to implement with this ongoing program. The city applied for state of California Local Housing Trust Fund program funds for several projects which received local Carlsbad Housing Trust Fund awards. Unfortunately, the city's application to the state was unsuccessful to the very competitive nature of the funding program. The city did not make any commitments of Housing Trust Fund dollars to low-income housing projects during 2023.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.7(a - c) Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets	Continue to provide Section 8 rental assistance to extremely low- and very low-income households, apply for additional Housing Choice Vouchers when made available by HUD and proactively seek additional funding that can be used to subsidize rents.	Ongoing	The city continues to identify and apply for additional funding as it becomes available. In 2023, the Carlsbad Housing Agency began to work with the Veteran Affairs agency for a potential 2024 application of HUD VASH vouchers.
2.7(d) Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets	Market and expand outreach to increase the distribution of housing vouchers in high opportunity areas.	April 2022 / Ongoing	The city created a Housing Navigator position to help identify opportunities to utilize housing vouchers.
2.8 Assistance for Homebuyer Down Payment & Closing Cost	Continue participation of the HOME Consortium Down Payment and Closing Cost Program to provide loans for low-income households.	Ongoing	Extended participation in the HOME Consortium; city continues to make this program available to residents.
2.9(a) Assistance for Special Needs Populations	The city will continue to provide CDBG funds through the annual Action Plan process to community, social welfare, non-profit, and other charitable groups that provide services for those with special needs in the north San Diego County area with a focus on Carlsbad residents.	Annually	For 2023, the city distributed \$81,823 in CDBG funds to two non-profit service providers.
2.9(b) Assistance for Special Needs Populations	Provide an informational guide regarding reasonable accommodations.	January 2022 / Ongoing	A reasonable accommodations application form available is available on the city website. The city has also developed an informational bulletin on reasonable accommodations, available here: <a href="https://www.carlsbadca.gov/home/showpublisheddocument/15879/6383797240479700">https://www.carlsbadca.gov/home/showpublisheddocument/15879/6383797240479700</a> 00

Housing Programs Progress Report			
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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.9(c) Assistance for Special Needs Populations	Provide special needs housing assistance, progress will be assessed and addressed as part of Zone Code Update.	December 2023 / Annually	This program is complete/underway. Staff prepared a memorandum summarizing ongoing efforts and progress made in 2023. Efforts undertaken include engaging with housing advocates on the 2023 homeless action plan; continued implementation of the inclusionary housing ordinance; receipt of two grants for homeless housing assistance; application for state funds from the Local Housing Trust Fund; and initiation of an annual memo that will report activities related to meeting the needs of special needs populations.
2.9(d & e) Assistance for Special Needs Populations	The city will monitor the needs for farmworker housing within the community, and facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.	Ongoing	The city continues to monitor the farmworker community within Carlsbad, and beds continue to be available for farmworkers at the La Posada de Guadalupe shelter.
2.10 Senior Housing	The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Housing for Senior Citizens Ordinance.	Ongoing	The city is complying and continues to implement with this ongoing program, In April 2023, the City Council approved an allocation of \$500,000 in CDBG funds for Tyler Court Senior Apartments, which consists of 75 low-income apartments. The funding was allocated for several critical repairs needed, including water heater replacement, parking lot pavement, and exterior painting.
2.11 Housing for Persons with Disabilities	Continue to implement the Reasonable Accommodation Ordinance, evaluate the use and effectiveness of the ordinance.	Ongoing / Annually	Program implementation is ongoing and accomplished through zoning ordinance standards and a Reasonable Accommodations application form available online. In 2023, two applications were received.
2.12 Housing for Large Households	Continue to implement requirements for units with three or more bedrooms as part of the Inclusionary Housing Ordinance. The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	Ongoing	The city continues to enforce the ordinance requirement that 10% of inclusionary units be 3BR+. For example, the Hope Apartment project, approved by City Council in September 2023, has 12 affordable three-bedroom units. Of the projects 20 affordable units, three are three bedroom, which exceeds the minimum 10% threshold. The 86-unit PFC Residential project, approved by the Planning Commission in May 2023 has 12 affordable 3BR+ units, which is more than 90% of the projects total affordable units.



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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.13(a – g & k) Housing for Persons Experiencing Homelessness	Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for low barrier emergency shelters and transitional and permanent supportive housing for the homeless population.	Ongoing	The city contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The city is working with Catholic Charities to expand their facility as a low barrier navigation center. Phase One could increase the CUP to allow more beds in the existing facility, Phase Two could allow for an expansion of the facility to serve women and families.
2.13(h) Housing for Persons Experiencing Homelessness	Review and amend the zoning ordinance and other documents to comply with Government Code 65651 and 65583(a)(4).	Oct-22	Program implementation is underway and staff will bring forward any necessary amendments for approval.
2.13(i) Housing for Persons Experiencing Homelessness	Identify data sources or procedures to quantify the homelessness population for emergency shelters according to Assembly Bill 139 requirements.	Oct-22	This program is complete. City staff has been publishing data that quantifies the homeless population in Carlsbad. The city also participates in regional data collection such as the Point in Time Count and Housing Inventory Count. In addition, the city works with providers such as Catholic Charities to monitor emergency shelter need.
2.13(j) Housing for Persons Experiencing Homelessness	Evaluate the potential to allow for emergency shelters on properties owned by religious institutions and update zoning ordinance.	Apr-23	This program is complete. An evaluation including existing emergency shelter zoning allowances, best practices within the San Diego region, and recommendations was presented to the Planning Commission for consideration on April 19, 2023.
2.14 Military and Student Referrals	The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	Ongoing / Annually	The city continues to provide information to the public about the availability of low-income housing. The city's Housing and Homeless Services Division on its website provides public information on affordable owner ship and rental housing, including the affordable housing resale program and a map and description of current and future affordable rental housing. See <a href="https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing">https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing</a> .

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.15 Coastal Zone Monitoring	As a function of the building permit process, the city will continue to monitor and record Coastal Zone housing data to ensure the city implements requirements of State law, including Coastal Zone housing replacement requirements under Government Code 65590.	Ongoing	<p>The city continues to implement this program. In 2023, Carlsbad issued building permits for 544 dwellings (excluding accessory dwelling units) in the coastal zone. Of those units, a total of 215 were provided as affordable housing.</p> <p>Demolition permits were issued for 6 units in the Coastal Zone to allow for the construction of 16 on-site units. One unit was demolished to allow for the Three on Cherry project which provided three units. One unit was demolished to allow for Chinquapin Coastal Homes which provided 9 units. One unit was demolished to allow for Blauvelt which provided one unit. Three units were demolished to allow for Garfield Beach Homes which provided 3 units (Note: This table reports issued demolition permits and so may report different numbers than appear in Table A-2 for finalized demolition permits.)</p> <p>This program implementation is underway and will be completed prior to the due date.</p>
2.16 Housing Element Progress Report	Prepare and submit to HCD, OPR and SANDAG an Annual Progress Report on implementation of the Housing Element by April 1 of each year.	Annually	
3.1 Pursue State and Federal Funding	The City shall actively pursue appropriate federal and State funding sources to support the efforts of non-profit and for-profit developers for new construction and rehabilitation of affordable housing.	Ongoing	The city actively seeks resources for affordable housing.
3.2 Condominium Conversion	Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.	Ongoing	The city continues to apply inclusionary requirements to condominium conversions. In 2022, there were no entitlements approved for condominium conversions.
3.3 Mobilehome Park Preservation	Continue to regulate the conversion of mobile home parks as permitted by state law, provide information to mobile home park tenants regarding potential tenant purchase of parks and other assistance available.	Ongoing	The city continues to implement this program and the mobilehome zoning ordinance which regulates the conversion of mobilehome parks. In 2023, there were no entitlements approved for mobile home park conversions.

Housing Programs Progress Report			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.4 Acquisition/ Rehabilitation/ Retention of Rental Housing	The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of lower- and moderate-income rental housing.	Ongoing	The city continues to routinely monitor affordable housing stock. For example, the city has an Affordable Housing Resale Program which as noted in Program 3.6 helped to maintain the affordability of three at-risk lower-income units in 2023, for a total of 17 since the program began in 2020.
3.5(a) Rehabilitation of Owner-Occupied Housing	Update program to expand eligible costs and increase maximum loan amount.	Apr-22	This program is complete. Staff evaluated ways to increase the effectiveness of the rehabilitation program. Based on this evaluation, City Council directed staff to modify the program by: 1) increasing loan limits from \$5,000 to \$10,000 for mobile homes and \$25,000 for single family homes; 2) modifying the loan terms to include interest on repayment amounts of up to 3% to ensure the viability of the program; and 3) expanding eligible costs to include energy efficiency improvements.
3.5(b & c) Rehabilitation of Owner-Occupied Housing	Continue to implement the city's Minor Home Repair Program and allow dwellings to be rehabilitated that do not meet current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	Ongoing	City continues to distribute informational material and publish the information on the city's website to increase participation.
3.6 Affordable Housing Resale	To the extent funding is available, the city will exercise its purchase option to preserve, extend and enhance affordability of these units by reselling them to lower income purchasers.	Ongoing	In December 2020, the City Council approved the Affordable Housing Resale Policy and Program Guidelines. The program allows the city to acquire owner-occupied units at risk of losing their affordability restrictions, and ready them to be resold to another qualified low-income homebuyer. In 2023, the city acquired two units and sold three units. Since the program began, 17 at-risk lower-income units have been acquired, of which 13 units have been resold to eligible low-income buyers.
4.1 Fair Housing Services	With assistance from the city's fair housing provider, the city will continue to offer fair housing services to its residents and property owners.	Ongoing	The city will continue to promote and distribute fair housing services to its residents who are in need of counseling and services.
4.2 (a & b) Affirmatively Furthering Fair Housing	Reduce barriers to housing, including enforcement of housing safety codes, promoting equal access to information as identified in the Analysis of Impediments to Fair Housing.	Ongoing	The city continues to review its policies and procedures to ensure barriers that limit fair and equitable housing are either reduce or eliminated through regular program updates.



Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.2(c) Affirmatively Furthering Fair Housing	Establish method of measuring progress of fair housing practices.	June 2022 / Annually	Carlsbad utilizes the "San Diego Regional Analysis of Impediments to Fair Housing Choice" report released by the San Diego Regional Alliance for Fair Housing to track progress in implementing fair housing practices. The report identifies discrimination on the basis of race, familial status, disability, and gender in Carlsbad and other cities using an established methodology. Further, as recommended in the report, the city continues to complete fair housing testing on random units within the city to measure fair housing compliance and the effects of fair housing education, training, and outreach.
4.2(d) Affirmatively Furthering Fair Housing	The city will use the information collected from Program 4.2 c. to proactively adjust and target community outreach.	Ongoing	The city continues to use the method above to adjust and target community outreach.
4.2(d) Affirmatively Furthering Fair Housing	Expand understanding of current state of fair housing practices and potential areas of discrimination by conducting in-depth study of issues around the City.	Apr-24	Program implementation is underway. The city completed an Analysis of Impediments for the 2020 – 2025 time period as part of the regional analysis reported in Program 4.2(c). The city will continue to administer this program and monitor for any changes. Further, in 2023 the city released and RFP for supplemental fair housing analysis and selected a consultant to perform the work.
4.2(e) Affirmatively Furthering Fair Housing	The city shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.	Ongoing	The city continues to provide opportunities for residents and stakeholders to provide input on planning activities and plan development. In addition, in 2023, the city released an RFP to develop recommendations on how to enhance its current public outreach generally and engagement with disadvantaged communities specifically.
4.3 Anti-Segregation in Housing Implementation	Implement a placemaking program for the Village-Barrio Master Plan. Review and update, as needed, all city land use and housing policies, programs, and plans for their enhancement of fair housing.	April 2023 / Ongoing	Program implementation is underway. In 2023 the city released and RFP for supplemental fair housing analysis and selected a consultant to perform the work.

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5.1 Access to Information	Provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City's housing and overall planning process.	Ongoing	The city continues to ensure that all communities have access to housing information through the posting of documents and information on the city website and at city facilities, social media and notification of actions under consideration in the planning process.
6.1 Environmental Justice	Consider environmental justice issues as they relate to the equitable provision of public facilities and services and other beneficial uses that improve the overall quality of life. Identify gaps and enhance connections between disadvantage neighborhoods and amenities and services.	December 2024 / Ongoing	Program implementation is underway. In 2023 the city released and RFP for supplemental fair housing analysis and selected a consultant to perform the work.
General Comments			

<b>Jurisdiction</b>	Carlsbad	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	04/30/2021 - 04/30/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	44
	Non-Deed Restricted	0
Low	Deed Restricted	158
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	82
Above Moderate		344
Total Units		<b>640</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	78	6
Single-family Detached	18	17	13
2 to 4 units per structure	0	0	0
5+ units per structure	242	463	0
Accessory Dwelling Unit	17	82	46
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>277</b>	<b>640</b>	<b>65</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	183	311
Not Indicated as Infill	2	329

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	77
Number of Proposed Units in All Applications Received:	298
Total Housing Units Approved:	43
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	75	76
Discretionary	2	222

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	218
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	47

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	88
Sites Rezoned to Accommodate the RHNA	0



Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
Very Low	Deed Restricted	20
	Non-Deed Restricted	0
Low	Deed Restricted	13
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	17
Above Moderate		227
Total Units		277

Building Permits Issued by Affordability Summary		
	Income Level	Current Year
Very Low	Deed Restricted	44
	Non-Deed Restricted	0
Low	Deed Restricted	158
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	82
Above Moderate		344
Total Units		640

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	46
Above Moderate		19
Total Units		65

## Description of Terms and Methods

### 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

**Regional Housing Needs** – The determination of housing need for Carlsbad and all other jurisdictions in California is derived from the Regional Housing Needs Assessment (RHNA) prepared by the local regional councils of government (SANDAG) before the beginning of each housing cycle. Based upon these assessments of need, the local jurisdictions are required to adopt housing objectives in the housing elements of their general plans.

A regional assessment of housing need is an estimate of the total need for new housing construction throughout the region due to population growth forecasted to occur during a specific time period. The overall housing need is then broken out by four income groups: very low, low, moderate, and above-moderate (or upper-income) – all as defined by the federal Department of Housing and Urban Development (HUD), and the state Department of Housing and Community Development (HCD). The regional housing needs are then allocated to the local jurisdictions on a “regional share” basis, according to models and formulas designed by SANDAG.

Table 1 shows Carlsbad’s share of the current RHNA which applies to the 2021-2029 Housing Element.

Table 1: Carlsbad’s Share of the RHNA		
Income Group	Percent of AMI	6 <sup>th</sup> cycle RHNA 2021-2029* (housing units)
Very Low	50% or under	1,311
Low	51-80%	784
Moderate	81-120%	749
Above moderate	Over 120%	1,029
Total		3,873

\*SANDAG, Final 6<sup>th</sup> Cycle Regional Housing Needs determination, 2020

**Definition of Income Groups** – Table 1 defines each of the four income groups as a percentage of the county area median income (AMI). HUD and HCD annually revise the AMI based on cost-of-living issues such as the relationship of housing prices to income and have established the 2023 AMI for a four-person household in Carlsbad at \$116,800.<sup>1</sup> In addition to establishing the AMI, HUD also establishes income limits for each of the four income groups which are adjusted for family size so that larger households have higher income limits (see Table 2 below).

<sup>1</sup> City of Carlsbad’s household income limits for 2023 can be found at <https://www.carlsbadca.gov/home/showpublisheddocument/14138/638230211751600000>

Table 2: CY 2023 Household Income Limits					
Income Group	Persons per household				
	1	2	3	5	7
Very Low	\$48,250	\$55,150	\$62,050	\$74,450	\$85,450
Low	\$77,200	\$88,200	\$110,250	\$119,100	\$136,750
Moderate	\$98,100	\$112,100	\$126,150	\$151,350	\$173,800
Above moderate	>\$98,100	>\$112,100	>\$126,150	>\$151,350	>\$173,800

Source: "Household Income Limits 2023", City of Carlsbad (effective May 15, 2023)

**Prices of Affordable Housing** – Generally, the federal and state rule is that housing is affordable to a given family if the family pays no more than 30% of its monthly income for housing expenses that include the rent or mortgage payment, property taxes, insurance, utilities, and the like. A determination of whether a housing unit is affordable can be easily made for assisted public rental housing and other public housing programs because documentation is maintained on both the individual household's income and the actual cost of the unit in question (typically rental). Income group determinations for income restricted (assisted) housing units shown in the tables of Part 1 were made by the Carlsbad Housing and Neighborhood Services Department.

To determine affordable housing expenses for rentals, the practice is to set thresholds for each income group, using the 30% rule, with adjustments for the number of bedrooms (See Table 3). An additional adjustment is also made for utility allowance, as required by HUD. Table 4 provides the resulting maximum market rate rental expenses (which include rent and a utility allowance that increases with household size) for the very low, low, and moderate-income groups for calendar year 2023.

Table 3: Adjustments for the number of bedrooms per unit	
Number of Bedrooms	Persons per bedroom
Studio	1
1 bedroom	2
2 bedrooms	3
3 bedrooms	5
4 bedrooms	7



<b>Table 4: CY 2023 qualifying rent and utility expenses by number of bedrooms</b>					
Income Group	Number of bedrooms				
	Studio	1	2	3	4
Very Low	\$1,206	\$1,379	\$1,551	\$1,861	\$2,136
Low	\$1,930	\$2,205	\$2,481	\$2,978	\$3,419
Moderate	\$2,453	\$2,803	\$3,154	\$3,784	\$4,345
Above Moderate	>\$2,453	>\$2,803	>\$3,154	>\$3,784	>\$4,345

Source: "Household Income Limits 2023", City of Carlsbad (effective May 15, 2023)

With regard to for-sale housing, there is no federal or state required formula to determine the sales price that would be considered affordable. Varying factors impact mortgage amounts, such as interest rates, closing costs and lending programs. The following assumptions are used to estimate sales prices that are considered affordable to the various income groups.

<b>Area Median Income (AMI)</b>	<b>2023 Annual Income</b>	<b>Affordable Purchase Price (includes PMI)</b>
Very Low (30-50%)	\$41,350 to \$68,900	\$139,170 to \$234,192
Low (50-80%)	\$68,900 to \$110,250	\$234,192 to \$376,811
Moderate (80-120%)	\$110,250 to 140,150	\$376,811 to \$479,939
Above Moderate (above 120%)	\$140,150 or above	\$479,939 and above

Methodology:

- 2023 AMI: \$116,800 (ranges above use a four-person household size)  
<https://www.carlsbadca.gov/home/showpublisheddocument/14138/638230211751600000>
- Utilized affordability calculator: <https://www.calculator.net/house-affordability-calculator.html>
- Mortgage term: 30-year fixed-rate
- Interest: 6.81% (2023 average as reported by Freddie Mac - <https://themortgagereports.com/61853/30-year-mortgage-rates-chart>)
- Down payment: 10%
- Property tax: 1.2%
- HOA/insurance: \$300/month
- Assumes a 30% housing debt-to-income ratio

**Other Terms** – Definitions for terms used in this appendix as well as Part 1 of the report:

- *Apartment* – A multi-family unit that can be rented but not individually owned.
- *Assistance Programs/Assisted Units* – units receiving financial assistance from the city or other and/or other subsidy sources and have affordability deed restrictions.
- *Condominium* – A detached or attached home that can be purchased on commonly owned property irrespective of the unit category (see below).

- *Deed Restricted Units* – units considered affordable due to local program or policy, such as inclusionary housing ordinance. These units may also be assisted units.
- *Duplex* – Two units on a single lot. Units cannot be individually sold.
- *Non-deed Restricted Units/Market Rate Units* – Units that received no financial assistance from the city and have no affordability restrictions.
- *Unit Category* – According to HCD’s instructions for Housing Element Progress Reports, unit categories are as follows:
  - *Single Family-Detached Unit (SFD)* - a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
  - *Single Family-Attached Unit (SFA)* - a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
  - *2-, 3-, and 4-Plex Units per Structure (2-4)* - a structure containing two, three, or four units and not classified as single-unit attached structure.
  - *5 or More Units per Structure (5+)* - a structure containing five or more housing units.
  - *Accessory Dwelling Unit (ADU)* - means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.

For additional information related to the Regional Housing Needs Assessment, Carlsbad’s Housing Element, and Carlsbad’s Inclusionary Housing Program, please see Informational Bulletin-137: Carlsbad’s Housing (Element) Plan and Informational Bulletin-157: Inclusionary Housing Program, available on the City of Carlsbad’s website (<https://www.carlsbadca.gov/departments/community-development/departamental-information-bulletins>).



## CITY COUNCIL Staff Report

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Scott Chadwick, City Manager

**Staff Contact:** Randy Metz, Division Chief - Fire Marshal  
randy.metz@carlsbadca.gov, 442-339-2661

**Subject:** 2024 Hazard Reduction Program

**Districts:** All

### Recommended Action

Adopt a resolution declaring weeds, rubbish and refuse upon private property in the City of Carlsbad as public nuisances under the terms of the city's Hazard Reduction Program and scheduling a public hearing on the topic for April 16, 2024.

### Executive Summary

The City of Carlsbad conducts an annual Hazard Reduction Program to eliminate fire hazards and nuisances caused by the accumulation of dry weeds and rubbish on vacant lots within the city. As noted in California Government Code Section 39560-39588, the City Council may declare weeds, rubbish, and refuse on private property to be public nuisances.

### Explanation & Analysis

The Carlsbad Fire Department completed its annual hazard survey and identified 164 parcels that have, or are likely to have, potential hazards during the drier months when the risk of fire is high. The parcel list is included as Attachment A to Exhibit 1.

This is the first of three reports for the Hazard Reduction Program. Staff recommend scheduling a public hearing on April 16, 2024, to consider objections from property owners and a second public hearing on July 30, 2024, to consider the final Hazard Reduction Cost Report.

With the adoption of this resolution, and in keeping with California Government Code Section 39567.1, the Fire Department and the City Clerk will mail notices to property owners explaining the City Council's action and providing information for the public hearing on April 16, 2024. A copy of the notice to property owners is attached as Exhibit 2. After May 15, 2024, hazards that have not been removed by property owners will be subject to removal by the city.

The costs associated with abatement of a parcel are forwarded to the San Diego County Tax Assessor for inclusion in the property tax bills for the individual properties. This occurs at the close of the program in August, after the City Council has an opportunity to hear any objections from property owners.

### **Fiscal Analysis**

City administrative and contractor costs associated with weed abatement work are recoverable from property owners.

The Fire Department's operating budget has sufficient funds for weed abatement expenditures in the current year. Expenditures will be recouped on property tax bills in the following year.

### **Next Steps**

With City Council approval, staff will mail notices to property owners and conduct the public hearing scheduled for April 16, 2024.

### **Environmental Evaluation**

This action does not require environmental review because it does not constitute a project within the meaning of the California Environmental Quality Act under California Public Resources Code Section 21065 in that it has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

### **Exhibits**

1. City Council resolution
2. Notice to property owners with hazard reduction information sheet

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, DECLARING WEEDS, RUBBISH, AND REFUSE UPON PRIVATE PROPERTY IN THE CITY OF CARLSBAD AS PUBLIC NUISANCES UNDER THE TERMS OF THE CITY OF CARLSBAD'S HAZARD REDUCTION PROGRAM AND SCHEDULING A PUBLIC HEARING ON THE TOPIC FOR APRIL 16, 2024

WHEREAS, the City Council of the City of Carlsbad, California has determined that weeds, rubbish and refuse exist or are likely to exist on vacant parcels throughout the city; and

WHEREAS, said weed, rubbish and refuse constitute a hazard to public safety and to private property during the drier months of the year due to combustibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That this resolution, and all action subsequently taken in connection with it, is taken pursuant to the provisions of California Government Code Section 39560, et seq. (Alternate Procedures for Weed and Rubbish Abatement).
3. Words used in this resolution and subsequent action in connection with it shall be defined as outlined in said code sections.
4. The City Council of the City of Carlsbad declares weeds, rubbish and refuse as public nuisances upon those certain parcels of private property in the City of Carlsbad described in Attachment A, incorporated by reference.
5. The City Council of the City of Carlsbad declares its intention to cause the removal of said weeds and rubbish. A public hearing will be held in the City Council Chamber at 1200 Carlsbad Village Drive, Carlsbad, California, on April 16, 2024, to consider responses from property owners to said proposed removal of weeds, rubbish and refuse.
6. The City Clerk of the City of Carlsbad is directed to mail written notices of the proposed abatement of said nuisances to all persons owning the property described in Attachment A.
7. The Fire Chief of the City of Carlsbad is designated to perform the duties imposed on the superintendent by California Government Code Section 39560, et seq.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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KEITH BLACKBURN, Mayor

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SHERRY FREISINGER, City Clerk  
(SEAL)

NUMBER	APN	PHYSICAL ADDRESS	OWNER	MAILING ADDRESS	CITY
1	APN 1552210500	BUENA VISTA CR, CARLSBAD, CA 92008	PAMELA KAYE SULLIVAN MARTIN LIVING TRUST	3301 LINCOLN ST	CARLSBAD, CA 92008
2	APN 1560511800 09000	CARLSBAD, CA 92008	SIEGEL ROBERT AND DORIS SURVIVORS TRUST C/O CATHY BERRY	1290 LAS FLORES DR	CARLSBAD, CA 92008-1029
3	APN 1560511900 09000	CARLSBAD, CA 92008	SIEGEL ROBERT AND DORIS MARITAL TRUST C/O CATHY BERRY	1290 LAS FLORES DR	CARLSBAD, CA 92008-1029
4	APN 1560512300 09000	CARLSBAD, CA 92008	SIEGEL ROBERT AND DORIS CREDIT S C/O CATHY BERRY	1290 LAS FLORES DR	CARLSBAD, CA 92008-1029
5	APN 1561108300 09000	1369 FOREST AVE, CARLSBAD, CA 92008	MOSALLAIE MOUSAUD/GHAHRAMANI KATIA	1952 ALTA OAKS RD	ARCADIA, CA 91006
6	APN 1561108400 09000	1373 FOREST AVE, CARLSBAD, CA 92008	NEWBY BRENT K AND PUZO LISA J TRUST	1373 FOREST AVE	CARLSBAD, CA 92008
7	APN 1561901100 09000	CARLSBAD, CA 92008	MARQUEZ SARAH S G	1801 AVACADO RD	OCEANSIDE, CA 92054
8	APN 1561902400 09000	CARLSBAD, CA 92008	HARVEY FAMILY TRUST 04-22-85	20152 EVENING BREEZE DR	WALNUT, CA 91789
9	APN 1561903400 09000	3035 HIGHLAND DR, CARLSBAD, CA 92008	BACCUS DENNIS	4114 CONQUISTA AVE	LAKewood, CA 90713
10	APN 1563501200 09000	2339 PIO PICO DR, CARLSBAD, CA 92008	TONG CHRISTOPHER AND DO MARY H	2339 PIO PICO DR	CARLSBAD, CA 92008
11	APN 1563501000 09000	CARLSBAD, CA 92008	CARLSBAD LANAI PROPERTY LLC	4921 ALAMEDA DR	OCEANSIDE, CA 92056-5490
12	APN 1670306400	2707 AVENIDA DE ANITA, CARLSBAD, CA 92008	TMG CARLSBAD PARTNERS ILLC C/O TRIUMPH PROPERTIES GROUP	9601 WILSHIRE BLVD #560	BEVERLY HILLS, CA 90210-5220
13	APN 1670307000	EL CAMINO REAL, CARLSBAD, CA 92008	3069 INVESTMENTS LLC	PO BOX 2829	RAMONA, CA 92065-0949
14	APN 1670701200 09000	CHESTNUT AVE, CARLSBAD, CA 92008	MENCHER JEREMY	PO BOX 301363	ESCONDIDO, CA 92030
15	APN 1670708300 09000	EL CAMINO REAL, CARLSBAD, CA 92008	CHESTNUT CARLSBAD LLC	3910 CHAPMAN ST #A	SAN DIEGO, CA 92110
16	APN 1670803500 09000	EL CAMINO REAL, CARLSBAD, CA 92008	VLADIMIR MOGOREAN/KOSENKOVA OKANA	4127 WOODSTOCK AVE	MINNEAPOLIS, MN 55422-5239
17	APN 1670805000	CARLSBAD, CA 92008	ROSEBUD CARLSBAD LLC	PO BOX 7218	SAN DIEGO, CA 92167-0218
18	APN 1670805200 09000	3817 EL CAMINO REAL, CARLSBAD, CA 92008	HOPE COREY E/HOPE E	PO BOX 1901	CARLSBAD, CA 92018-1901
19	APN 1670805300 09000	EL CAMINO REAL, CARLSBAD, CA 92008	HOPE COREY E/HOPE E	PO BOX 1901	CARLSBAD, CA 92018-1901
20	APN 1670907200	3140 EL CAMINO REAL, CARLSBAD, CA 92008	NORTHSHORE HEALTHCARE HOLDINGS LLC	905 CALLE AMANECER UNIT 300	SAN CLEMENTE, CA 92673
21	APN 1672302400 09000	3700 EL CAMINO REAL, CARLSBAD, CA 92008	SPRAGUE JACK H C/O ROBERT F KEVANE	8480 LA MESA BLVD	LA MESA, CA 91942
22	APN 1672302500 09009	EL CAMINO REAL, CARLSBAD, CA 92008	SPRAGUE JACK H C/O ROBERT F KEVANE	8480 LA MESA BLVD	LA MESA, CA 91942
23	APN 1674421300	CARLSBAD, CA 92008	STANDARD-PACIFIC CORPORATION	7290 CLAIREMONT MESA BLVD	SAN DIEGO, CA 92111
24	APN 1680412200	CARLSBAD, CA 92008	ROBERTSON VIRGINIA/KELLY ELISE M	PO BOX 35	CARLSBAD, CA 92018-0035
25	APN 1680505700	CARLSBAD, CA 92008	HOVEL SPRINGS DEVELOPMENT LLC C/O SUSAN KELLY	PO BOX 2484	CARLSBAD, CA 92018-2484
26	APN 2031021500	2690 ROOSEVELT ST, CARLSBAD, CA 92008	ROSEVELT NINE LLC	2033 SAN ELIO AVE #423	CARDIFF BY THE SEA, CA 92007
27	APN 2031022400 09098	ROOSEVELT ST, CARLSBAD, CA 92008	JARMOLOWICZ EDWARD S&JEANMARIE	46 PERRY HENDERSON DR	FRAMINGHAM MA 01701
28	APN 2031440400 09000	2710 OCEAN ST, CARLSBAD, CA 92008	FRONT PORCH COMMUNITIES AND SERVICES	800 N BRAND BLVD 19TH FLOOR	GLENDALE, CA 91203
29	APN 2031440500	2720 OCEAN ST, CARLSBAD, CA 92008	FRONT PORCH COMMUNITIES AND SERVICES	800 N BRAND BLVD 19TH FLOOR	GLENDALE, CA 91203
30	APN 2031440600	2730 OCEANS ST, CARLSBAD, CA 92008	FRONT PORCH COMMUNITIES AND SERVICES	800 N BRAND BLVD 19TH FLOOR	GLENDALE, CA 91203
31	APN 2031440700	2740 OCEANS ST, CARLSBAD, CA 92008	FRONT PORCH COMMUNITIES AND SERVICES	800 N BRAND BLVD 19TH FLOOR	GLENDALE, CA 91203
32	APN 2031440800	GARFIELD ST, CARLSBAD, CA 92008	FRONT PORCH COMMUNITIES AND SERVICES	800 N BRAND BLVD 19TH FLOOR	GLENDALE, CA 91203
33	APN 2031720500 09098	2733 WASHINGTON, CARLSBAD, CA 92008	FAGRELL FAMILY TRUST 05-01-01	2640 HIGHLAND DR	CARLSBAD, CA 92008
34	APN 2032610300	354 OAK AVE, CARLSBAD, CA 92008	GOLDSTEIN FAMILY TRUST	160 TAMARACK AVE	CARLSBAD, CA 92008-4059
35	APN 2042100300	3535 HARDING ST, CARLSBAD, CA 92008	HARDING-PALM LLC	CARLSBAD, CA 92008	CARLSBAD, CA 92008
36	APN 2052803200 09000	HIGHLAND DR, CA 92008	JTWW 2023 TRUST	3276 HIGHLAND DR	HIGHLAND, CA 92346
37	APN 2060422800	608 CHINQUAPIN AVE, CARLSBAD, CA 92008	GLAZEBROOK WARD M AND DENISE E/ KISKY ALEX A AND MELISSA D	180 FREMONT AVE	LOS ALTOS, CA 94022
38	APN 2061200100 09000	1015 CHINQUAPIN AVE, CARLSBAD, CA 92008	INLAND LAND PROPERTIES LLC	PO BOX 17358	ANAHEIM, CA 92817
39	APN 2061200200 09000	1039 CHINQUAPIN AVE, CARLSBAD, CA 92008	INLAND LAND PROPERTIES LLC	PO BOX 17358	ANAHEIM, CA 92817
40	APN 2061201600 09000	ADAMS ST, CARLSBAD, CA 92008	TERRA PACIFIC ENTERPRISES LLC	PO BOX 5766	ORANGE, CA 92863-5766
41	APN 2061201800 09000	HARRISON ST, CARLSBAD, CA 92008	CONTRERAS GEORGE & ELENA TRUST	8224 FIELDSTREAM CT	EASTVALE, CA 92880
42	APN 2061201900 09000	HARRISON ST, CARLSBAD, CA 92008	SNUG HARBOR ENTERPRISES LLC	PO BOX 22159	SAN DIEGO, CA 92192-2159
43	APN 2061203600 09000	HARRISON ST, CARLSBAD, CA 92008	SNUG HARBOR ENTERPRISES LLC	PO BOX 22159	SAN DIEGO, CA 92192-2159
44	APN 2061405000 09000	4060 SYME DR, CARLSBAD, CA 92008	ITTER JOSH L & MARY M, LAVON S	4060 SYME DR	CARLSBAD, CA 92008
45	APN 2061502900	1168 HOOVER ST, CARLSBAD, CA 92008	BLACKBURN ROBERT S AND ELAINE 1994 TRUST 09-06-94 ET AI	1240 HOOVER ST	CARLSBAD, CA 92008
46	APN 2061503000	1178 HOOVER ST, CARLSBAD, CA 92008	BLACKBURN ROBERT S AND ELAINE 1994 TRUST 09-06-94 ET AI	1240 HOOVER ST	CARLSBAD, CA 92008
47	APN 2061710300 09000	HOOVER ST, CARLSBAD, CA 92008	SARKARIA-ENGLERT FAMILY TRUST/SARKARIA JANN N REVOCABLE TRUST	PO BOX 69	VISTA, CA 92085-0069
48	APN 2061720500 09000	ADAMS ST, CARLSBAD, CA 92008	TERRA PACIFIC ENTERPRISES LLC	PO BOX 5766	ORANGE, CA 92863-5766
49	APN 2061720600 09000	ADAMS ST, CARLSBAD, CA 92008	TERRA PACIFIC ENTERPRISES LLC	PO BOX 5766	ORANGE, CA 92863-5766
50	APN 2061720700 09000	ADAMS ST, CARLSBAD, CA 92008	TERRA PACIFIC ENTERPRISES LLC	PO BOX 5766	ORANGE, CA 92863-5766
51	APN 2061920700 09000	CARLSBAD, CA 92008	B W LIVING TRUST 08-10-88	PO BOX 2794	BEVERLY HILLS, CA 90213
52	APN 2061921400 09000	HIGHLAND DR, CA 92008	NEWMAN ROGER P/NEWMAN KAREN E	4400 HIGHLAND DR	CARLSBAD, CA 92008-4227
53	APN 2061924100 09000	ADAMS ST, CARLSBAD, CA 92008	SAHU AMIT K AND AJMERA PARULBEN N	PO BOX 503928	SAN DIEGO, CA 92150-3928
54	APN 2061924800 09000	4407 PARK DR, CARLSBAD, CA 92008	GAITALD RENEE D	4415 PARK DR	CARLSBAD, CA 92008
55	APN 2062000100 09000	ADAMS ST, CARLSBAD, CA 92008	ROMAYA NIBRAS/ROMAYA SURA	1714 MERLTN CT	EL CAJON, CA 92019
56	APN 2070902000 09000	EL CAMINO REAL, CARLSBAD, CA 92008	HALL FAMILY TRUST	3810 ALDER AVE	CARLSBAD, CA 92008
57	APN 2071021400	CARLSBAD, CA 92008	HENROID SPENCER	4814 KELLY DR	CARLSBAD, CA 92009
58	APN 2071206800	TAMARACK ST, CARLSBAD, CA 92008	APPIERY ROBERT E AND UILLIAN C	23918 INGOMAR ST	WEST HILLS, CA 91304
59	APN 2071500100 09000	PARK DR, CARLSBAD, CA 92008	LOVULLO FAMILY BYPASS TRUST C/O VIF CPA INC	18425 BURBANK BLVD #708	TARZANA, CA 91356
60	APN 2071500200 09000	PARK DR, CARLSBAD, CA 92008	LOVULLO FAMILY BYPASS TRUST C/O VIF CPA INC	18425 BURBANK BLVD #708	TARZANA, CA 91356
61	APN 2071500300 09000	PARK DR, CARLSBAD, CA 92008	LOVULLO FAMILY BYPASS TRUST C/O VIF CPA INC	18425 BURBANK BLVD #708	TARZANA, CA 91356
62	APN 2071800800 09000	EL CAMINO REAL, CARLSBAD, CA 92008	JOSE PATHIVIL	349 VISTA MARAZUL	OCEANSIDE, CA 92057
63	APN 2071800900 09000	EL CAMINO REAL, CARLSBAD, CA 92008	JOSE PATHIVIL	349 VISTA MARAZUL	OCEANSIDE, CA 92057

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64	APN 2071801000 09000	EL CAMINO REAL, CARLSBAD, CA 92008	JOSE PATHIVIL	349 VISTA MARAZUL	OCEANSIDE, CA 92057
65	APN 2071801200 09000	EL CAMINO REAL, CARLSBAD, CA 92008	JOSE PATHIVIL	349 VISTA MARAZUL	OCEANSIDE, CA 92057
66	APN 20804001200	EUCALYPTUS LN, CARLSBAD, CA 92008	SUMMIT WEST REAL ESTATE INC C/O GUY OLIVER	PO BOX 131706	CARLSBAD, CA 92013-1706
67	APN 2081331100 09013	TAMARACK ST, CARLSBAD, CA 92008		PO BOX 10070	PALM DESERT, CA 92255
68	APN 2081840900	HEMINGWAY DR, CARLSBAD, CA 92008	CALLAGHAN FAMILY TRUST 08-20-03	38 REDHAWK	IRVINE, CA 92604
69	APN 20904004300	PALMER WAY, CARLSBAD, CA 92008	LAND DEVELOPMENT LLC C/O AUDREY INSEEP	PO BOX 12409	EL CAJON, CA 92022
70	APN 2090412600 09013	2470 FARADAY AVE, CARLSBAD, CA 92008	BECKMAN COULTER INC C/O KAYE WILLIAMS	11800 SW 147TH AVE	MIAMI, FL 33196
71	APN 2090602300 09162	3004 SUNNY CREEK RD, CARLSBAD, CA 92010	RANCH TIMOTHY B 2014 TRUST 10/15/1914	3004 SUNNY CREEK RD	CARLSBAD, CA 92010
72	APN 20906064800 09162	2764 SUNNY CREEK RD, CARLSBAD, CA 92008	KELLY FAMILY TRUST	2770 SUNNY CREEK RD	CARLSBAD, CA 92010
73	APN 20906065500 09162	CARLSBAD, CA 92008	A K A SAWMILL LLC	1207 CRESTVIEW DR	CARDIFF BY THE SEA, CA 92007
74	APN 2090607000 09162	CARLSBAD, CA 92008	W S L DOS COULAS R/E LLC C/O WEST DEVELOPMENT LLC	5800 ARMADA DR #100	CARLSBAD, CA 92008-4611
75	APN 2090607200 09162	2820 SUNNY CREEK RD, CARLSBAD, CA 92008	WP GOLF AND EQUESTRIAN LLC C/O WEST DEVELOPMENT LLC	5800 ARMADA DR #100	CARLSBAD, CA 92008-4611
76	APN 2090700700 09089	CARLSBAD, CA 92008	MANDANA CAL CO	PO BOX 10249	NEWPORT BEACH, CA 92658
77	APN 2090701600 09000	SUNNY CREEK RD, CARLSBAD, CA 92008	KATO FAMILY LP	4278 CAMELLIA AVE	STUDIO CITY, CA 91604
78	APN 20909001100 09125	COLLEGE BLVD, CARLSBAD, CA 92008	SUNNY CREEK DRV PARTNERS LP	6405 MIRA MESA BLVD #200	SAN DIEGO, CA 92121
79	APN 2101150900 09000	CARLSBAD, CA 92008	ZIESCHE FAMILY TRUST 01-15-99	2401 CUFF DR	NEWPORT BEACH, CA 92663
80	APN 2101151900 09000	CARLSBAD, CA 92008	REEL CRAZY LLC C/O ROBERT & E BONNIE SIEMER	5441 LOS ROBLES DR	CARLSBAD, CA 92008
81	APN 2120210400 0900	SALK AVE, CARLSBAD, CA 92008	SCRIPPS HEALTH	10140 CAMPUS POINT DR UNIT #AX265	SAN DIEGO, CA 92121
82	APN 2120407400	CARLSBAD, CA 92008	TMW AVIARA LP	5120 SHOREHAM PL #150	SAN DIEGO, CA 92122
83	APN 21211100100 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
84	APN 2121100200 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
85	APN 2121100300 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
86	APN 21211100400 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
87	APN 21211100500 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
88	APN 21211100700 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
89	APN 21211100800 09087	CARLSBAD, CA 92008	CARLSBAD WESTOAKS PROJECT OWNER LLC	888 SAN CLEMENTE DR #100	NEWPORT BEACH, CA 92660
90	APN 2121201800 09013	DARWIN CT, CARLSBAD, CA 92008	CITATION II LLC / MOLSON KOLO PROPERTIES LLC	7352 AUTOPARK DR	HUNTINGTON BEACH, CA 92648
91	APN 2130922500 09018	CARLSBAD, CA 92008	PALOMAR OAKS BUSINESS CENTER ASSN C/O CHARLES DUNN CO	888 PROSPECT ST #110	LA JOLLA, CA 92037
92	APN 2144715200 09027	BATQUITOS DR, CARLSBAD, CA 92008	EDBELL LLC	2 VIA TUNAS	SAN CLEMENTE, CA 92673
93	APN 2150700400 09165	6595 BLACK RAIL RD, CARLSBAD, CA 92008	MALDONADO DAVID & OLIVIA	3319 JAMES DR	CARLSBAD, CA 92008
94	APN 2150702300	TRITON, CARLSBAD, CA 92008	SCHULER FOSTER R TRUST 08-19-81	655 W BROADWAY UNIT 1600	SAN DIEGO, CA 92101
95	APN 2150703700 09165	6591 BLACK RAIL RD, CARLSBAD, CA 92011	GHAFFARY KHOURY FAMILY TRUST 05-08-03 C/O ESSIE GHAFARY	6591 BLACK RAIL RD	CARLSBAD, CA 92011
96	APN 2150703800	CARLSBAD, CA 92008	FERNANDEZ VICTORIA TRUST	PO BOX 395	CARDIFF, CA 92007
97	APN 2150704300	CARLSBAD, CA 92008	SHUKLA TRUST 04-16-21	5751 CAJON CANAL CIR	YORBA LINDA, CA 92687-5656
98	APN 2150704400	CARLSBAD, CA 92008	SHUKLA TRUST	5751 CAJON CANAL CIR	YORBA LINDA, CA 92687-5656
99	APN 2150704500 09165	POINSETTA LN, CARLSBAD, CA 92008	SHAWWA TARIK AND AMENA	5751 CAJON CANAL CIR	YORBA LINDA, CA 92687-5656
100	APN 2152202400 09058	7127 ALMADEN LN, CARLSBAD, CA 92008	L C INVESTMENT 2010 LLC C/o Mathew Dummeyer	4637 CAPE CHARLES DR	PLANO, TX 75024
101	APN 2152206000 09058	7119 ALMADEN LN, CARLSBAD, CA 92008	L C INVESTMENT 2010 LLC C/o Mathew Dummeyer	4001 MAPLE AVE #600	DALLAS, TX 75219
102	APN 2152206000	ALMADEN LN, CARLSBAD, CA 92008	LANSHIRE HOUSING PARTNERS LLC	4001 MAPLE AVE #600	DALLAS, TX 75219
103	APN 2152403600	CARLSBAD, CA 92008	YANABURCI JAMES E SEPARATE PROPERTY TRUST 02-21-20	PO BOX 2671	CARLSBAD, CA 92018-2671
104	APN 2152700400 09053	UNICORNIO ST, CARLSBAD, CA 92008	VEDDER LINDA A ET AL	2635 VISTA DEL CONQUISTADOR	JAMUL, CA 91935-4022
105	APN 2153100500 09053	LUCIENAGA ST, CARLSBAD, CA 92008	FONLEY FAMILY TRUST 06-25-97	9024 WINDFLOWER LN	ANNANDALE, VA 22003-4057
106	APN 2153504800 09053	2634 UNICORNIO ST, CARLSBAD, CA 92008	CZ FUERTE HOLDINGS LLC C/O CHAD CLIFFORD	14770 EAGLE RIDGE	FOREST RANCH, CA 95942
107	APN 2153702800 09183	CARLSBAD, CA 92008	BOZIER	3355 DESCANSO AVE	SAN MARCOS, CA 92078
108	APN 2154001100 09053	EL FUERTE ST, CARLSBAD, CA 92008	CARLSBAD SECURITY INC C/O SEABOARD ELECTRONICS INC	2924 CAPAZO CT	CARLSBAD, CA 92009
109	APN 2154001500 09053	ARONAUTA ST, CARLSBAD, CA 92008	CONROY DYLAN C/CONROY MYLA K	70 CHURCH ST	NEW ROCHELLE, NY 10805-3204
110	APN 2154301500 09065	OBELISCO CIR, CARLSBAD, CA 92009	MARY AND JOHN GRANT FOUNDATION	2709 OBELISCO CT	CARLSBAD, CA 92009
111	APN 2154401300 09053	7212 BABILONIA ST, CARLSBAD, CA 92009	PEARSON DOROTA M TRUST	3298 GOVERNOR DR #221029	SAN DIEGO, CA 92122
112	APN 2154401900 09053	7203 BABILONIA ST, CARLSBAD, CA 92009	RAMOS CHRISTOPHER J & JANN M/MANANTAN ALEX O JR	7224 BABILONIA ST	CARLSBAD, CA 92009
113	APN 2154600200 09053	2665 CAZADERO DR, CARLSBAD, CA 92009	RUTLAND GEORGE-DAWN FAMILY TRUST	2665 CAZADERO DR	CARLSBAD, CA 92009
114	APN 2154911200 09052	ACUNA CT, CARLSBAD, CA 92009	OPTIMAL RETIREMENT LLC	2625 ACUNA CT	CARLSBAD, CA 92009
115	APN 2154914601 09052	CARLSBAD, CA 92009	OPTIMAL RETIREMENT LLC	PO BOX 503928	SAN DIEGO, CA 92150-3928
116	APN 2154914602 09052	CARLSBAD, CA 92009	OPTIMAL RETIREMENT LLC	PO BOX 503928	SAN DIEGO, CA 92150-3928
117	APN 2154914701 09053	CARLSBAD, CA 92009	OPTIMAL RETIREMENT LLC	PO BOX 503928	SAN DIEGO, CA 92150-3928
118	APN 2154914702 09053	CARLSBAD, CA 92009	PRIOR FRANK E	341 LAURINDA AVE	SAN DIEGO, CA 92150-3928
119	APN 2154914800 09075	EL FUERTE ST, CARLSBAD, CA 92009	SAFAEI-SEMMANY AND ABASSI FAMILY TRUST	37 VIA VICINI	LONG BEACH, CA 90803-2207
120	APN 2154915000 09052	EL FUERTE ST, CARLSBAD, CA 92009	SANTISTEVAN DAVID R	4660 LA JOLLA VILLAGE DR UNIT 200	RANCHO SANTA MARGARITA, CA 92688-3872
121	APN 2154921600 09061	CARLSBAD, CA 92009	LANE FIVE FAMILY TRUST	429 FULVIA ST	SAN DIEGO, CA 92122
122	APN 2154931400 09061	7335 BOLERO ST, CARLSBAD, CA 92009	BCE DEVELOPMENT PROPERTIES INC	21082 CIMMARON LN	ENCINITAS, CA 92024
123	APN 2154931800 09053	7319 BOLERO ST, CARLSBAD, CA 92009	BODIANAC FAMILY TRUST 09-19-02	33 S 6TH ST	TRABUCO CANYON CA 92679
124	APN 2154932100	CARLSBAD, CA 92009	RUSSELL RICHARD L TRUST 07-27-89	2425 SACADA CIR #A	MINNEAPOLIS, MN 55402-3601
125	APN 2154942200 09061	2911 MANAGUA PL, CARLSBAD, CA 92009	AVIARA RESORT ASSOCIATES LTD PARTNERSHIP C/O CONTINENTAL HOMES	5425 PARKVIEW DR	CARLSBAD, CA 92009
126	APN 2154942900 09061	BOLERO ST, CARLSBAD, CA 92009		12636 HIGH BLUFF DR #300	LA JOLLA, CA 92037
127	APN 2158301400 09027	BLACKRAIL CT, CARLSBAD, CA 92009			SAN DIEGO, CA 92130



128	APN 2160100100	CARLSBAD, CA 92011	SCHREIBER DALE L/SURVIVORS DONNA E C/O KAREN J SCHREIBER	PO BOX 902	CARDIFF BY THE SEA, CA 92007-0902
129	APN 2160100200	CARLSBAD, CA 92011	SCHREIBER DALE L/SURVIVORS DONNA E C/O KAREN J SCHREIBER	PO BOX 902	CARDIFF BY THE SEA, CA 92007-0902
130	APN 2160100300	CARLSBAD, CA 92011	SCHREIBER DALE L/SURVIVORS DONNA E C/O KAREN J SCHREIBER	PO BOX 902	CARDIFF BY THE SEA, CA 92007-0902
131	APN 2160100400	CARLSBAD, CA 92011	SCHREIBER DALE L/SURVIVORS DONNA E C/O KAREN J SCHREIBER	PO BOX 902	CARDIFF BY THE SEA, CA 92007-0902
132	APN 2160100500	CARLSBAD, CA 92011	SCHREIBER DALE L/SURVIVORS DONNA E C/O KAREN J SCHREIBER	PO BOX 902	CARDIFF BY THE SEA, CA 92007-0902
133	APN 2161241600 09102	7720 EL CAMINO REAL, CARLSBAD, CA 92009	AP BEACON CARLSBAD LP	1616 CAMDEN RD #210	CHARLOTTE, NC 28203
134	APN 2161241700 09186	7710 EL CAMINO REAL, CARLSBAD, CA 92009	VONS LF AP BEACON CARLSBAD	1616 CAMDEN RD #210	CHARLOTTE, NC 28203
135	APN 2161404300	CARLSBAD, CA 92011	PONTO INVESTMENTS LLC	7577 MISSION VALLEY RD	SAN DIEGO, CA 92108-4432
136	APN 2161600500 09046	2416 LA COSTA AVE, CARLSBAD, CA 92009	PACIFICA ESTATES LLC	2348 LA COSTA AVE #311	CARLSBAD, CA 92009
137	APN 2161601000 09046	2436 LA COSTA AVE, CARLSBAD, CA 92009	STARK HOUSE LLC	290 LANDIS AVE #C	CHULA VISTA, CA 91110
138	APN 2161601800 09046	2484 LA COSTA AVE, CARLSBAD, CA 92009	ROOHANI ZOBAIR A / JAMI FOUZIA	13523 PENFIELD PT	SAN DIEGO, CA 92130
139	APN 2161602300 09046	CARLSBAD, CA 92009	HAMDARD AMAN C/O AMAN HAMDARD	2349 CARINGA WAY #3	CARLSBAD, CA 92009
140	APN 2161701400 09046	VIEJO CASTILLA WAY, CARLSBAD, CA 92008	PWK LLC	VIEJO CASTILLA WAY	CARLSBAD, CA 92009
141	APN 2161701500 09046	VIEJO CASTILLA WAY, CARLSBAD, CA 92008	PWK LLC	VIEJO CASTILLA WAY	CARLSBAD, CA 92009
142	APN 2161900100 09047	LEVANTE ST, CARLSBAD, CA 92009	KWONG FAMILY TRUST ET AL C/O ERNA KWONG	1915 MANDEVILLE CANYON RD	LOS ANGELES, CA 90049
143	APN 2161902000 09047	OVIDEO PL, CARLSBAD, CA 92009	ANDERSON CHRISTOPHER H AND VELYN G	3314 VENADO ST	CARLSBAD, CA 92009-7849
144	APN 2161902100 09047	OVIDEO PL, CARLSBAD, CA 92009	BODJANAC FAMILY TRUST 09-19-02	2425 SACADA CIR #A	CARLSBAD, CA 92009
145	APN 2161902200 09047	OVIDEO PL, CARLSBAD, CA 92009	SELLARDS C/O ROBERT SELLARDS	57-091 LAJO KUILIMA PL #52	KAHUKU, HI 96731
146	APN 2161903900 09047	CARLSBAD, CA 92009	MOWER MINA N	1856 AVENIDA LA POSTA	ENCINITAS, CA 92024
147	APN 2162306200 09186	CALLE MADERO, CARLSBAD, CA 92009	WALENZUELA NANCY N	7023 SNAPDRAGON DR	CARLSBAD, CA 92011
148	APN 2162401800 09047	TORREJON PL, CARLSBAD, CA 92009	DOSHI A SHOK AND DOSHI MEGHAMALA	931 GOLDENROD LN	LAKE FOREST, IL 60045-4611
149	APN 2162801200 09046	LA COSTA AVE, CARLSBAD, CA 92009	COPAL NANCY F REVOCABLE TRUST	420 GOLDEN OAK DR	PORTOLA VALLEY, CA 94028
150	APN 2163000500	GIBALTAR ST, CARLSBAD, CA 92009	400 GIBALTAR LLC	3525 DEL MAR HEIGHTS RD UNIT 724	SAN DIEGO, CA 92130
151	APN 2163000600 09046	GIBALTAR ST, CARLSBAD, CA 92009	LA COSTA A L C LLC	7668 EL CAMINO REAL #104-463	CARLSBAD, CA 92009
152	APN 2163001200 09046	7525 ROMERIA ST, CARLSBAD, CA 92009	MMK MANAGEMENT GROUP LLC	700 W E ST	SAN DIEGO, CA 92101-5984
153	APN 2163001300 09046	7535 ROMERIA ST, CARLSBAD, CA 92009	MMK MANAGEMENT GROUP LLC	700 W E ST	SAN DIEGO, CA 92101-5984
154	APN 2163600900 09046	LA COSTA AVE, CARLSBAD, CA 92009	DUNNING GILMORE J ET AL	504 HIGHVIEW ST	NEWBURY PARK, CA 91320
155	APN 2163800200	CARLSBAD, CA 92009	BCE DEVELOPMENT	999 S HASTINGS ST	VANCOUVER, BC V6C 2W7 CANADA
156	APN 21659931000	CARLSBAD, CA 92009	LC INVESTMENT 2010 LLC	4001 MAPLE AVE #600	DALLAS, TX 75219
157	APN 2231802600	CARLSBAD, CA 92009	BCE DEVELOPMENT	33 S 6TH ST	MINNEAPOLIS, MN 55402-3601
158	APN 2232711300 09186	3203 FOSCA ST, CARLSBAD, CA 92009	JOE JULIEANNE W	947 BAYTREE DR	BARTLETT, IL 60103
159	APN 2232301100	CARLSBAD, CA 92009	BCE DEVELOPMENT PROPERTIES INC	33 S 6TH ST	MINNEAPOLIS, MN 55402
160	APN 2232402300 09186	CARLSBAD, CA 92009	HAWKS VIEW GROUP	3312 CABO CT	CARLSBAD, CA 92009
161	APN 2232501200 09186	3346 VERNADO ST, CARLSBAD, CA 92009	KHAWAR OSMAN S	3464 CORTE SELVA	CARLSBAD, CA 92009
162	APN 2232601100 09186	CARLSBAD, CA 92009	NGUYEN FAMILY TRUST	11457 KEISHA CV	SAN DIEGO, CA 92126
163	APN 2232832000	CARLSBAD, CA 92009	BCE DEVELOPMENT CORP	33 S 6TH ST	MINNEAPOLIS, MN 55402
164	APN 2550540400	CARLSBAD, CA 92009	BCE DEVELOPMENT CORP	999 S HASTINGS ST	VANCOUVER, BC V6C 2W7 CANADA

March 19, 2024

## Notice to Property Owners

APN  
Owner  
Mailing Address  
City, State Zip

Dear Property Owner:

To reduce hazardous conditions on lots throughout the community, the City of Carlsbad has begun its Annual Hazard Reduction Program. Your property has been identified since a potential fire hazard exists upon the property. As the property owner, the reduction of hazards on the property is your responsibility. Should you no longer own the property, please notify this office immediately.

In conformity with the provisions of Sections 39560, et. seq., of the California Government Code, you are hereby notified that hazardous vegetation and/or rubbish shall be removed from the above-mentioned property by **May 15, 2024**.

Notices will not be placed on the property. **PLEASE REFER TO THE NOTICE AND INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER, PARTICULARLY THE SPECIAL ACTIONS TO BE TAKEN WITH CERTAIN PROTECTED (SENSITIVE) NATIVE HABITAT.**

Property cleared and maintained free of combustible vegetation and/or rubbish, and in compliance with the requirements listed on the enclosed City of Carlsbad Fire Department Hazard Reduction Information sheet, is not subject to further action by this department. Additionally, certain protected (sensitive) native habitats, as determined by city staff at the request of the property owner, is exempt from these requirements and should not be cleared. Protected native habitat is not subject to further action by this department. After **May 15, 2024**, property that is not cleared of a hazardous condition, maintained in a safe condition, or otherwise determined to be exempt is subject to abatement by City contracted crews. **THE COST FOR ABATEMENT BY THE CITY, PLUS AN ADMINISTRATIVE CHARGE (THE ADMINISTRATIVE CHARGE NOT TO EXCEED \$341.00), WILL BE ADDED TO THE OWNER'S TAX STATEMENT.** The condition of property remains the responsibility of the owner and legal action may be initiated to enforce applicable regulations.

**TO AVOID ADMINISTRATIVE CHARGES AND/OR OTHER ENFORCEMENT ACTION, THE CITY URGES PROPERTY OWNERS TO MAKE PRIVATE ARRANGEMENTS FOR THE CLEARING OF HAZARDS FROM THEIR PROPERTIES BY MAY 15, 2024.** A list of local contractors is enclosed for your convenience.

For further information or assistance, you may contact the Hazard Reduction Specialist Medi Maldonado at 442-339-2665, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via email: [medi.maldonado@carlsbadca.gov](mailto:medi.maldonado@carlsbadca.gov). Questions regarding special actions to be taken with sensitive native habitat may be directed to Senior Program Manager Rosanne Humphrey during the same timeframe at 442-339-2689 or via email: [rosanne.humphrey@carlsbadca.gov](mailto:rosanne.humphrey@carlsbadca.gov).

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**MICHAEL CALDERWOOD**  
Fire Chief

SEE NOTICE NEXT PAGE

## **NOTICE TO DESTROY WEEDS & REMOVE RUBBISH**

**NOTICE IS HEREBY GIVEN** that on the 19th day of March 2024, the City Council of the City of Carlsbad passed a resolution declaring that noxious or dangerous weeds were growing upon or in front of the property on certain streets in the City as described in the resolution, and/or that rubbish and refuse were upon or in front of said property, and that the weeds, rubbish and refuse constitute a public nuisance which must be abated by the removal of the weeds, rubbish and refuse by the property owner. Otherwise, they will be removed, and the nuisance will be abated by the City, and the cost of removal assessed upon the land from or in front of which the weeds, rubbish or refuse are removed and will constitute a lien upon such said land until paid.

**NOTE: CERTAIN PROTECTED (SENSITIVE) NATIVE HABITAT MAY BE EXEMPT FROM THESE REQUIREMENTS AND SHOULD NOT BE CLEARED.** Please contact the City Fire Marshal at (442) 339-2665 or the Habitat Management Program Manager at (442) 339-2689 prior to April 16, 2024, if, after reviewing this notice, you believe this exemption applies. **PROPERTY OWNERS WITH ALL OTHER SPECIAL CLEANING PROBLEMS MUST CONTACT THE CITY FIRE MARSHAL AT (442) 339-2665 PRIOR TO APRIL 16, 2024.**

**All property owners having an objection to the removal of such weeds are hereby notified of a meeting of the Carlsbad City Council on April 16, 2024, at 5:00 p.m. The agenda of this meeting includes a public hearing to consider objections of property owners.**

A public hearing will be scheduled for 5:00 p.m. on July 30, 2024, by the Carlsbad City Council to consider the Hazard Reduction Cost Report. This Cost Report will be posted for one week prior to the hearing. Objections may be heard at this public hearing.

For further information on the locations of these meetings, please call (442) 339-2665.

Reference is hereby made to said resolution for further particulars. A copy of the resolution is on file in the Office of the City Clerk.

Dated this 20th day of March 2024.

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**MICHAEL CALDERWOOD**  
Fire Chief

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**SHERRY FREISINGER**  
City Clerk

## **CITY OF CARLSBAD FIRE DEPARTMENT HAZARD REDUCTION INFORMATION**

### **I. HAZARD REDUCTION STANDARDS**

Items A through F are the basic standards employed by the City of Carlsbad Fire Department when abating hazardous conditions. Properties cleaned by owners or private contractors will be evaluated using the following standards:

- A. Grass, weeds, trash, and other rubbish shall be removed from vacant lots, yards, courtyards, parkways, and other locations as specified by the Fire Department.
- B. Native brush and chaparral that have been cleared or thinned previously in the past five years shall be modified in the same manner for a minimum distance of 60 feet measured from the closest combustible structure, discounting fences. Fuel modification shall conform to the standard requirements. Further information may be obtained from the Carlsbad Fire Department Fire & Life Safety Division at (442) 339-2665.
- C. Native brush and chaparral that have not been previously cleared or modified in the past five years must be assessed on a case-by-case basis to determine whether the removal will conflict with the Federal Endangered Species Act of 1993. Please refrain from any clearing activity prior to contacting/consulting with the Fire & Life Safety Division at (442) 339-2665 and/or the City's Habitat Management Program at (442) 339-2689.
- D. Fuel breaks of 60 feet or more that have been previously required in the past five years shall be maintained by mowing. New fuel breaks may be required on a case-by-case basis and owners of affected properties will be notified by mail before abatement.
- E. Abatement shall be accomplished by power mowing to three inches in height. In some areas, such as fuel breaks or problem areas involving hazards to mowing equipment, discing may be approved. Regardless of method used, standing weeds remaining around perimeters of lots after mowing or discing shall be cut to three inches in height. Cut vegetation shall be reduced on-site or disposed of in an approved method.
- F. Open burning is prohibited.

### **II. SPECIAL CONDITIONS**

- A. Eucalyptus trees (within 60 feet of structures): Remove all heavy accumulation of leaves to a maximum depth of four inches. Remove fallen limbs, litter, debris, and loose bark from the ground. Trim low-hanging limbs and foliage to a height of six feet. Existing native vegetation must be thinned by 50 percent. Grasses must be mowed or trimmed to 3 inches.
- B. Inactive groves (citrus, avocado, etc.): Remove all dead growth, disc the property and maintain free of hazard.
- C. Palm trees on vacant lots (within 60 feet of structures) shall have dead fronds removed as necessary. Should the property be abated, palm trees will be removed.
- D. Trimmings from trees and other vegetation may be reduced by chipping to mulch and may be evenly dispersed on the site to a level of four inches.

**III. STRUCTURES IN BRUSH COVERED AREAS**

- A. All chimneys, stovepipe or flue outlets are required to be equipped with an approved spark arrester.
- B. Remove portion of any tree which extends within ten feet of the outlet of any chimney, stovepipe, or roof line.
- C. Maintain any tree adjacent to any building, free of dead or dying wood.
- D. Trim low hanging foliage of trees located within 60 feet of structures to a height of six feet above ground level.

**IV. HOMEOWNER ASSOCIATIONS**

- A. Homeowners Associations that have Fuel Modification Zones, must maintain these areas in compliance with these standards.
- B. Necessary maintenance should occur on both a regular schedule and as needed.
- C. Should a Drought Alert occur, that limits water to Fuel Modification Zones, it will be critical that these areas are monitored. Accumulations of dead material will require removal.

**V. COST OF CLEANING BY THE CITY OF CARLSBAD**

- A. The cost of cleaning parcels by the City is based upon a square foot unit price for discing, mowing, and handwork, and by the cubic yard for mulching or chipping.
- B. The cost of rubbish removal is based upon a flat rate per ton, including loading, hauling and disposal.
- C. The charge for cleaning by the City will also reflect an administration charge of \$341.00 per parcel.

**WEED ABATEMENT CONTRACTORS**

HABITAT RESTORATION SCIENCES (HRS) (760) 479-4210

ED WHITNEY (760) 269-9270



## MUNICIPAL WATER DISTRICT

## Staff Report

**Meeting Date:** March 19, 2024

**To:** President and Board Members

**From:** Scott Chadwick, Executive Manager

**Staff Contact:** Shoshana Aguilar, Senior Management Analyst  
shoshana.aguilar@carlsbadca.gov, 760-814-0241

**Subject:** Approve an Amendment to an Agreement with Subrecipients of the U.S. Title XVI Grant Award for the North San Diego Water Reuse Coalition Regional Recycled Water Program

**Districts:** All

**Recommended Action**

Adopt a resolution approving an amendment to the subrecipient agreement for the U.S. Title XVI Water Reclamation and Reuse grant award for the North San Diego Water Reuse Coalition Regional Recycled Water Program and authorizing the Executive Manager to sign the amendment and future amendments.

**Executive Summary**

On Feb. 14, 2023, the Carlsbad Municipal Water District Board approved the subrecipient agreement for the U.S. Title XVI Water Reclamation and Carlsbad Municipal Water District grant award for the North San Diego Water Reuse Coalition's Regional Recycled Water Program, which is related to the disbursement of federal grant money for recycled water projects.

Staff are now requesting that the CMWD Board approve an amendment to the agreement to ensure the district's ability to accept and use approximately \$2.4 million in additional federal grant funds for recycled water capital improvement projects.

These additional grant funds will give the CMWD the potential to reduce disbursements from its existing State Revolving Fund recycled water loan and offset a portion of future recycled water rate increases. The grant funds save money for the CMWD's ratepayers and support the expansion of recycled water, which is a renewable and drought-proof local supply of water for irrigation and other uses.

**Explanation & Analysis****Background**

The coalition is a group of North County water and wastewater agencies, including the CMWD, which collaborates to optimize the regional reuse of wastewater. The coalition has years of success in applying for and receiving funding through multiple grant opportunities for recycled water capital improvement projects.

One grant source is the U.S. Bureau of Reclamation's Title XVI recycling and reuse program, which supports projects to reclaim and reuse wastewater in 17 western states and Hawaii. Title XVI includes funding for the planning, design and construction of water recycling and reuse projects.

The proposed subrecipient agreement amendment incorporates the latest grant award into the existing agreement. The amendment describes the responsibilities for grant subrecipients that are part of the Coalition's Regional Recycled Water Program, which includes the CMWD. The original subrecipient agreement authorized the Olivenhain Municipal Water District to serve as the lead agency for the coalition in accordance with the terms of the Title XVI 2021 grant agreement with the Bureau of Reclamation.

The agreement between Olivenhain and the Bureau of Reclamation's Bureau of Reclamation and the subrecipient agreement are both anticipated to be amended again if the bureau awards additional funds for the coalition's federal fiscal year 2023 grant application, which was submitted in December 2023.

#### **FY 2021 grant award**

The Bureau of Reclamation announced the Title XVI funding opportunity in 2021. Olivenhain, as the lead agency for the coalition, applied for the grant and, in 2022, entered into a funding agreement with the Bureau of Reclamation for the initial \$6,100,000 grant award. In this lead agency role, Olivenhain is required to act on the coalition's behalf for the purposes of project management, oversight, compliance, operations and maintenance. Responsibilities include the timely submission of invoices, receipts and progress reports.

To ensure Olivenhain's ability to perform according to the terms of the Title XVI grant agreement with the Bureau of Reclamation, Olivenhain requires each of the grant subrecipients to fulfill responsibilities identified in the grant agreement. At its Jan. 18, 2023, meeting, Olivenhain's Board of Directors approved the subrecipient agreement, which conveyed these responsibilities to each participating member of the coalition. The CMWD Board approved the subrecipient agreement on Feb. 14, 2023, which included about \$800,000 in grant funds for Carlsbad recycled water projects.

#### **FY 2022 grant award**

The Bureau of Reclamation announced another Title XVI funding opportunity in January 2022. Olivenhain submitted a second grant application for the coalition and the Bureau of Reclamation notified the Coalition in August 2022 that additional Title XVI funding in the amount of \$17,826,952 was granted. The incremental award increased the grant funding total to \$23.9 million. The CMWD's portion of this round of funding was \$2.4 million, which increased its grant total to over \$3 million. To accept this additional funding, staff request that the CMWD Board approve the amendment to the subrecipient agreement.

#### **FY 2023 grant application**

In January 2022, the Bureau of Reclamation increased the total amount of funding available for certain Title XVI projects to \$30 million. This means that the Coalition's program remains eligible for future awards of up to \$6,073,048 before reaching the \$30 million maximum.

The Bureau of Reclamation issued another Title XVI funding opportunity in September 2023, and Olivenhain submitted a third application in December 2023 for the remaining eligible amount. If successful, the CMWD would be asked to sign a second amendment to the subrecipient agreement. Since the CMWD is nearing completion of its planned recycled water projects under this funding program, the additional grant amount anticipated for the CMWD would be about \$200,000 if the grant application is successful.

#### **Fiscal Analysis**

There are no direct costs associated with approval of the subrecipient agreement amendment. However, failure to approve it could jeopardize the additional \$2.4 million share of federal grant funds available to the CMWD.

#### **Next Steps**

Upon the CMWD Board's approval, staff will submit the executed agreement amendment to Olivenhain.

#### **Environmental Evaluation**

This action to sign an agreement amendment does not constitute a project within the meaning of the California Environmental Quality Act under California Public Resources Code Section 21065 in that it has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and therefore does not require environmental review.

#### **Exhibit**

1. Carlsbad Municipal Water District Board resolution



**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CARLSBAD MUNICIPAL WATER DISTRICT, APPROVING AN AMENDMENT TO THE SUBRECIPIENT AGREEMENT FOR THE U.S. TITLE XVI WATER RECLAMATION AND REUSE GRANT AWARD FOR THE NORTH SAN DIEGO WATER REUSE COALITION REGIONAL RECYCLED WATER PROGRAM

WHEREAS, the Carlsbad Municipal Water District, or CMWD, Board has determined that the expansion of recycled water use provides a renewable, local and drought-proof supply of water for irrigation and other uses is in the best interest of the CMWD; and

WHEREAS, federal grant funds offset ratepayer costs; and

WHEREAS, the CMWD has partnered with the North San Diego County Water Reuse Coalition to successfully obtain federal grant funding from the U.S. Bureau of Reclamation for local recycled water projects; and

WHEREAS, the Olivenhain Municipal Water District is the lead agency for the North San Diego County Water Reuse Coalition; and

WHEREAS, the Olivenhain Municipal Water District has drafted an amendment to the subrecipient agreement for participating agencies in the North San Diego County Water Reuse Coalition to receive the approved additional federal grant funding from the U.S. Bureau of Reclamation.

NOW, THEREFORE, BE IT RESOLVED by the Carlsbad Municipal Water District Board of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the subrecipient agreement amendment for the U.S. Title XVI Water and Reuse Grant Award for the North San Diego Water Reuse Coalition Regional Recycled Water Program, Attachment A, for administration of federal grant funds for recycled water projects is approved.
3. That the Carlsbad Municipal Water District Executive Manager or designee is authorized to sign the subrecipient agreement amendment, Attachment A, and submit the executed agreement to the Olivenhain Municipal Water District.
4. That the Carlsbad Municipal Water District Executive Manager or designee is authorized to sign all future subrecipient agreement amendments for this program to accept additional funds and to extend the term of the subrecipient agreement, as needed.

PASSED, APPROVED AND ADOPTED at a Special Meeting of the Carlsbad Municipal Water District Board of Directors of the City of Carlsbad on the \_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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KEITH BLACKBURN, President

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SHERRY FREISINGER, Secretary  
(SEAL)

**AMENDMENT NO. 1 TO AGREEMENT 23AGR001 BETWEEN OLIVENHAIN MUNICIPAL WATER DISTRICT AND SUBRECIPIENTS OF THE TITLE XVI WATER RECLAMATION AND REUSE FY 2021 GRANT AWARD FOR THE NORTH SAN DIEGO WATER REUSE COALITION REGIONAL RECYCLED WATER PROGRAM**

The agreement between Olivenhain Municipal Water District, a Municipal Water District organized and operating pursuant to Water Code Sections 71000 et seq. (hereinafter Olivenhain); and Carlsbad Municipal Water District (Carlsbad), the City of Escondido (Escondido), Leucadia Wastewater District (Leucadia), the City of Oceanside (Oceanside), Rincon del Diablo Municipal Water District (Rincon), San Elijo Joint Powers Authority (San Elijo), and Vallecitos Water District (Vallecitos) (collectively Subrecipients), which was entered into by the parties on September 8, 2022 (hereinafter Subrecipient Agreement), is amended as follows:

1. Purpose of this Amendment. On September 12, 2023, the United States Bureau of Reclamation issued Amendment No. 1 to Grant Agreement R22AP00518, attached hereto as Exhibit “A”. Amendment No. 1 to the Grant Agreement requires corresponding amendments to the Subrecipient Agreement, including, but not limited to:

- Increase the total project costs and federal contribution, due to additional funding received from USBR in the amount of \$17,826,952.00.
- Adjust the estimated federal and non-federal cost-share amounts and percentages, due to the additional funding received.
- Extend the period of performance and completion date.
- Revise the Scope of Work to include additional activities.
- Revise the costs for grant administration and compliance with the National Environmental Protection Act.

2. Amend Grant Agreement. **Section 2, “Grant Agreement,”** is revised as follows:

Olivenhain has entered into the Grant Agreement with USBR on behalf of the Parties. The total estimated amount of federal funding is **\$23,926,952**. USBR estimates its administrative costs associated with NEPA compliance to be \$100,000, which it will withhold from the amount disbursed to Olivenhain; however, if USBR does not expend the administrative funds in their entirety, the remaining funds may be obligated to Olivenhain. Therefore, the initial amount of federal funds available is limited to **\$23,826,952**. The amount of reimbursable federal grant funding due to each agency under this Agreement is identified in the table below.

Olivenhain: <b>\$3,677,691</b>
Carlsbad: <b>\$3,142,997</b>
Escondido: <b>\$3,916,691</b>
Leucadia: <b>\$191,858</b>
Oceanside: <b>\$6,280,336</b>
Rincon: <b>\$424,866</b>
San Elijo: <b>\$3,740,372</b>
Vallecitos: <b>\$2,452,142</b>
Total: <b>\$23,826,952</b>

3. Amend Subrecipient Cost Share of Project Costs. **Section 3, “Subrecipient Cost Share of Project Costs,”** is revised as follows:

At least 75% non-federal cost-share is required for costs incurred under this Agreement. Based on the budget estimate in the Grant Agreement, the estimated federal share of allowable costs is **19% (\$23,926,952)** and the estimated non-federal cost share is **81% (\$102,607,761.94)**. Reimbursement of these costs will be at 25% up to the grant amount identified in the Grant Agreement.

The federal share of allowable costs shall not be expended in advance of the Parties’ non-federal share. It is expected that expenditure of federal and non-federal funds based upon the estimated

cost share percentages shall occur concurrently. At the end of the period of performance, if the final costs are lower than the original estimate and the 75% non-federal cost share is met, the final payment and financial report can reflect a lower cost share for the Parties than the original budget estimate.

Documentation of cost must be submitted to Olivenhain for inclusion in the invoicing packet submitted to USBR. A change in the Project's total costs may change the required cost share.

4. Amend Scope of Work. **Section 4, "Scope of Work,"** is revised as follows:

In accordance with Section 5 of the Grant Agreement, Subrecipients shall complete the tasks shown below no later than the Planned Completion Date:

Subrecipient	Task	Planned Completion Date
Olivenhain	a. Pipelines b. Service laterals c. Flow meter <b>d. Pump station</b>	a. July 2023 b. July 2023 c. December 2022 <b>d. September 2025</b>
Carlsbad	a. Storage tank <b>b. Pipelines</b>	<b>a. June 2025</b> <b>b. December 2023</b>
<b>Escondido</b>	<b>a. Treatment upgrades</b>	<b>a. September 2025</b>
Leucadia	a. Pipeline	<b>a. November 2023</b>
Oceanside	a. Pipeline b. Storage tank c. Pump station	a. June 2024 <b>b. September 2025</b> <b>c. September 2025</b>
Rincon	a. Pump stations	<b>a. September 2025</b>
San Elijo	a. Pipeline b. Service laterals c. Storage reservoir d. Pump stations	<b>a. September 2025</b> <b>b. September 2025</b> <b>c. September 2025</b> <b>d. September 2025</b>
Vallecitos	a. Treatment	<b>a. September 2025</b>

5. Amend Reporting Requirements. **Section 7, “Reporting Requirements,”** is revised as follows:

For the term of this Agreement, the Parties must submit regular progress reports in accordance with Section 6.1.3 and Section 10 of the Grant Agreement. Subrecipients shall submit to Olivenhain semi-annual progress reports which shall accompany an invoice and all invoice backup documentation; Olivenhain will submit this information to USBR. A final performance report is required at the conclusion of the performance period. Subrecipients must provide reporting information to Olivenhain according to the following schedule:

Report	Due to Olivenhain
Progress Report for <b>April 1, 2023</b> through <b>September 30, 2023</b>	<b>October 22, 2023</b>
Progress Report for <b>October 1, 2023</b> through <b>March 31, 2024</b>	<b>April 22, 2024</b>
Progress Report for <b>April 1, 2024</b> through <b>September 30, 2024</b>	<b>October 22, 2024</b>
Progress Report for <b>October 1, 2024</b> through <b>March 31, 2025</b>	<b>April 22, 2025</b>
Progress Report for <b>April 1, 2025</b> through <b>September 30, 2025</b>	<b>October 22, 2025</b>
Final Report	<b>November 30, 2025</b>

6. Amend Costs for Grant Administration and Compliance with the National Environmental Protection Act. **Section 9, “Costs for Grant Administration and Compliance with the National Environmental Protection Act,”** is revised as follows:

On behalf of the Coalition, Olivenhain entered into an agreement in December 2021 with Woodard & Curran for administration of the grant; this agreement expired in 2023. **On August 22, 2023, Olivenhain entered into a new agreement with Rincon Consultants on behalf of the Coalition to administer the grant.** Cost sharing for grant administration support services provided by **consultants** and Olivenhain staff shall be based on the grant value received by each party which has been designated as **15.4% Olivenhain, 13.2% Carlsbad, 16.4% Escondido, 0.8% Leucadia, 26.4% Oceanside, 1.8% Rincon, 15.7% San Elijo, and 10.3% Vallecitos. The combined estimated value of Woodard & Curran and Rincon Consultants grant administration support**

agreements are \$53,952.00 and the value of Olivenhain staff's grant administration costs were identified in the April 2021 grant application as \$20,562.00. The cost share is as follows:

Olivenhain: \$11,501.24
Carlsbad: \$9,829.09
Escondido: \$12,248.66
Leucadia: \$600.00
Oceanside: \$19,640.49
Rincon: \$1,328.68
San Elijo: \$11,697.26
Vallecitos: \$7,668.58
Total: \$74,514.00

The December 2021 agreement with Woodard & Curran and the August 2023 agreement with Rincon Consultants also retain each consultant, respectively, to work with USBR to achieve compliance with the National Environmental Protection Act. Estimated costs for NEPA compliance are not to exceed \$120,852.00. NEPA compliance costs are to be divided evenly among the eight Parties (\$15,106.50 each). Woodard & Curran and Rincon Consultants will bill Olivenhain for these services monthly, and Olivenhain will invoice Subrecipients.

Olivenhain shall act as the administrator for the **December 2021 agreement with Woodard & Curran and the August 2023 agreement with Rincon Consultants**. Olivenhain shall have no obligation to advance funds to **either Woodard & Curran or Rincon Consultants** on behalf of the Parties if funds are not deposited in a timely manner with Olivenhain. Olivenhain will administer the grant administration support agreement as a convenience only and assumes no other responsibility under said contract on behalf of the other Parties. Olivenhain shall receive monthly reports from **Woodard & Curran or Rincon Consultants** and share them with the other Parties. All Parties may agree to meet with **the consultant** for consultation and reports as needed or requested.

All Parties shall have the right to comment on all **consultant** invoices, payments to **the consultant**, and fund requests and request corrections thereto if necessary.

7. Original Agreement in Full Force and Effect. All other terms, covenants, and conditions in the Subrecipient Agreement shall remain in full force and effect and shall be applicable to this Amendment.

8. Effective Date. The effective date of this Amendment executed in counterparts within the North County Judicial District, County of San Diego, State of California, is September 13, 2023.

[Signatures on next page]



DATED: \_\_\_\_\_

OLIVENHAIN MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Kimberly A. Thorner, General Manager

DATED: \_\_\_\_\_

CARLSBAD MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Vicki Quiram, General Manager

DATED: \_\_\_\_\_

CITY OF ESCONDIDO

By: \_\_\_\_\_  
Angela Morrow, Director of Utilities

DATED: \_\_\_\_\_

LEUCADIA WASTEWATER DISTRICT

By: \_\_\_\_\_  
Paul Bushee, General Manager

DATED: \_\_\_\_\_

CITY OF OCEANSIDE

By: \_\_\_\_\_  
Lindsay Leahy, Water Utilities Director

DATED: \_\_\_\_\_

RINCON DEL DIABLO MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Clint Baze, General Manager

DATED: \_\_\_\_\_

SAN ELIJO JOINT POWERS AUTHORITY

By: \_\_\_\_\_  
Michael Thornton, General Manager

DATED: \_\_\_\_\_

VALLECITOS WATER DISTRICT

By: \_\_\_\_\_  
James Gumpel, General Manager



## CITY COUNCIL Staff Report

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Scott Chadwick, City Manager

**Staff Contact:** Tom Frank, Transportation Director/City Engineer  
tom.frank@carlsbadca.gov, 442-339-2766

**Subject:** Continuation of Proclamation of a Storm-Related Local Emergency for Removal of Sediment and Vegetation on the Buena Vista Creek Concrete Channel Near El Camino Real

**District:** 1

### Recommended Action

Adopt a resolution continuing the proclamation of a storm-related local emergency for removal of sediment and vegetation in the Buena Vista Creek Concrete Channel near El Camino Real.

### Executive Summary

Rainfall from the atmospheric river that hit California in early February and the prior one in January 2024, increased sediment and vegetation in the Buena Vista Creek, diminishing its capacity and risking significant damage to nearby property and infrastructure. Emergency removal of sediment and vegetation was necessary to ameliorate the risk. Exhibit 3 shows the area of the channel requiring emergency sediment and vegetation removal.

The Acting City Manager, in his role as Acting Director of Emergency Services, proclaimed a local emergency on Feb. 8, 2024, as shown in Exhibit 2, so that the removal can continue to be exempted from the city's normal bidding procedures and the necessary repairs can be completed as swiftly as possible. The City Council ratified the emergency proclamation on Feb. 13, 2024, and continued the emergency proclamation on Feb. 27, 2024. On March 12, 2024, the City Council continued the emergency proclamation again and authorized additional appropriations in the amount of \$474,000. Staff are now requesting the City Council continue the emergency proclamation again.

Construction projects that cost less than \$200,000 may be awarded by the City Manager using informal bidding procedures under Carlsbad Municipal Code Section 3.28.080 Construction Projects, subsections (B) and (H), which implement California Public Contract Code Section 22032.

This emergency project is expected to cost more than \$1.5 million.

California Public Contract Code Sections 22035 and 22050 and CMC Sections 3.28.110(A) and 3.28.120 provide for an exemption from formal bidding procedures for emergency construction procurements. The emergency proclamation allows the city to utilize these exemptions. However, Public Contracting Code Section 22050 requires the City Council to review the emergency at each regularly scheduled meeting, to determine, by a four-fifths vote of the City Council, the need to continue the emergency action.

### **Explanation & Analysis**

Buena Vista Creek is situated at the northern border of the City of Carlsbad, adjacent to the City of Oceanside. The creek is located within both the City of Carlsbad and the City of Oceanside, outside the Coastal Zone, until it reaches Jefferson Street and the Buena Vista Lagoon. The creek comprises natural stream bed sections and some man-made concrete drainage channels designed to convey runoff from a large eastern watershed to the Pacific Ocean.

One segment of the Buena Vista Creek near El Camino Real, outside the Coastal Zone, was previously constructed as a concrete trapezoidal channel, starting at South Vista Way and ending approximately 230 feet east of El Camino Real, a total of approximately 900 feet. This man-made concrete segment of the creek is entirely within the City of Carlsbad.

Over time, sediment and vegetation accumulate in the creek. The city has a Capital Improvement Program project to remove the sediment and vegetation and make other repairs to the channel. The project is currently in the environmental review stage. However, the recent severe storm events have created debris flows that occur during short-duration, high-intensity rainfalls.

More specifically, the atmospheric river in early February, brought an influx of heavy rain that inundated the Buena Vista Creek with material, including vegetation, debris and sediment-dominated slurry from the Buena Vista Creek Watershed, which is about 10 miles long. These rapid debris flows have significantly diminished the capacity of the channel, which is very close to the outfall of the watershed, resulting in a significant risk of the channel overflowing, with the potential to cause significant damage to nearby property and infrastructure during severe storms.

To mitigate the emergency conditions, the City Engineer recommended expedited, or emergency, removal of some of the sediment and vegetation to increase the channel's capacity while the larger maintenance project proceeds through the environmental review and permitting process.

The emergency proclamation enabled the city to procure a contractor to perform the necessary emergency removal work and would be limited to the immediate action(s) to prevent or mitigate loss of, or damage to, life, health, property, or essential public services. The near-term scope of work – the immediate measure – is the minimum necessary to alleviate the immediate emergency.

- Staff submitted a permit application to the U.S. Army Corps of Engineers on Feb. 15, 2024, and sent a notification to the San Diego Regional Water Quality Control Board the same day that the notice of intent was included in the permit application.

- The Corps of Engineers' District Engineer coordinated review of the project with affected agencies, including the California Department of Fish and Wildlife and the Regional Water Quality Control Board, and issued a permit on Feb. 27, 2024.
- The San Diego Regional Water Quality Control Board informed staff on Feb. 28, 2024, that the notice of intent for the project complies with federal water quality regulations and is complete and has been recorded as required.
- On March 5, 2024, the U.S. Army Corps of Engineers sent a verification letter on the permit which superseded its Feb. 27, 2024, letter. The March 5 letter stated that work authorized by the permit must be underway no later than 14 calendar days from date of issuance of the letter of verification, or by March 19, 2024, and that all work must be completed no later than April 22, 2024. If the city is unable to complete the authorized work by this date, the city must request, in writing, an extension from the Corps Regulatory Division prior to the deadline.

Upon the City Council's ratification of the emergency proclamation, staff met with contractors to determine their availability to perform the work. Staff issued a notice to proceed to the contractor, Hazard Construction, on March 4, 2024. Work started on March 8, 2024, and is expected to be completed in May 2024.

Staff recommend that the City Council continue the emergency proclamation to complete the emergency work at the Buena Vista Creek concrete channel near El Camino Real as swiftly as possible to prevent damage to nearby infrastructure and property.

#### **Fiscal Analysis**

Funding for the entire project is in the amount of \$1,548,500, which will be funded from the fiscal year 2023-24 capital budget through the Storm Drain System Rehabilitation and Repair Program.

<b>Storm Drain System Rehabilitation and Repair Program</b>	
Total appropriated funds to date	\$5,935,360
Total expenditures and encumbrances to date	-\$4,287,987
<b>Total available funding</b>	<b>\$1,647,373</b>
<b>Buena Vista Creek Concrete Channel emergency work</b>	
Emergency work (sediment, vegetation removal, estimated) – Hazard Construction	-\$999,700
Design and administrative costs (approximately 5%)	-\$50,000
Construction management and inspection – Kleinfelder Construction Services	-\$108,300
Biological monitoring – Environmental Science Associates	-\$140,500
Construction contingency (25%)	-\$250,000
<b>Total estimated emergency project costs</b>	<b>-\$1,548,500</b>
<b>Remaining balance</b>	<b>\$98,873</b>

There may be outside funding that could cover some or all of these emergency costs. On Feb. 22, 2024, the City Manager sent a letter to the California Governor's Office of Emergency Services requesting any and all state and federal resources including, but not limited to, state assistance through the California Disaster Assistance Act. The state replied and subsequently requested supplemental information on the city's budget and how recent storms impacted it. On Feb. 26, 2024, staff provided the requested supplemental information and the initial damage estimate of \$771,000, which has now increased to over \$1.5 million.

### **Next Steps**

The contractor is expected to complete the emergency work in May 2024. Staff have begun preparing the emergency contracts, which will be presented for ratification to the City Council at a future date.

Staff will return to the City Council again on March 26, 2024, to review the emergency action and ask the City Council to determine by a four-fifths vote whether there is a need to continue the emergency proclamation.

### **Environmental Evaluation**

The project has been determined to be exempt from the California Environmental Quality Act under Public Resources Code Section 21080(b)(3) and CEQA Guidelines Section 15269(a), which apply to projects undertaken, carried out or approved by a public agency to maintain, repair, restore, demolish or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor.

### **Exhibits**

1. City Council resolution
2. Acting City Manager/Acting Director of Emergency Services' proclamation of a storm-related local emergency, dated Feb. 8, 2024
3. Location map

**RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, CONTINUING THE PROCLAMATION OF A STORM-RELATED LOCAL EMERGENCY FOR REMOVAL OF SEDIMENT AND VEGETATION IN THE BUENA VISTA CREEK CONCRETE CHANNEL NEAR EL CAMINO REAL

WHEREAS, on Feb. 4, 2024, the Governor of the State of California found that conditions of extreme peril exist in San Diego County and other counties due to the early February 2024 storms caused by an atmospheric river and proclaimed a state of emergency to make additional resources available to local governments, formalize emergency actions, and help the state prepare for the impact of the storms; and

WHEREAS, the City Council empowers the City Manager, as Director of Emergency Services or, in the City Manager's absence, the Assistant City Manager, as Acting City Manager and Acting Director of Emergency Services, to proclaim the existence of a local emergency when the city is affected by a public calamity and the City Council is not in session; and

WHEREAS, conditions or threatened conditions of extreme peril to the safety of persons and property arose within the City of Carlsbad caused by a powerful, slow moving, atmospheric river in early February that resulted in debris flows, or a "sediment-dominated slurry", which inundated the Buena Vista Creek and significantly diminished capacity in the Buena Vista Creek concrete channel (begins approximately 600 feet west/downstream of the El Camino Real bridge and extends upstream of the bridge approximately 230 feet); and

WHEREAS, on Feb. 8, 2024, the Acting City Manager/Acting Director of Emergency Services proclaimed a storm-related local emergency for removal of sediment and vegetation on the Buena Vista Creek concrete channel near El Camino Real; and

WHEREAS, on Feb. 13, 2024, the City Council ratified the proclamation of a storm-related local emergency for removal of sediment and vegetation on the Buena Vista Creek concrete channel near El Camino Real; and

WHEREAS, on Feb. 27, 2024, the City Council continued the proclamation of a storm-related local emergency for removal of sediment and vegetation on the Buena Vista Creek concrete channel near El Camino Real; and

WHEREAS, on March 12, 2024, the City Council continued the proclamation of a storm-related local emergency for removal of sediment and vegetation on the Buena Vista Creek concrete channel near El Camino Real again and authorized additional appropriations in the amount of \$474,000; and

WHEREAS, Carlsbad Municipal Code, or CMC, Section 3.28.110(A) implements Public Contract Code Section 22035 and provides for an exemption from formal bidding procedures for emergency construction procurements; and

WHEREAS, Public Contract Code Section 22050(c)(1) requires the City Council to review the emergency action at every subsequent City Council meeting to determine, by a four-fifths vote, whether this is a need to continue the emergency action; and

WHEREAS, on Feb. 27, 2024, the U.S. Army Corps of Engineers issued a Regional General Permit (RGP) 63 – Repair and Protection Activities in Emergency Situations; and

WHEREAS, on Feb. 28, 2024, the San Diego Regional Water Quality Control Board informed staff that in accordance with Water Quality Order No. 2023-0095-DWQ, or Order, Clean Water Act Section 401 Water Quality Certification for U.S. Army Corps of Engineers Reauthorization of Regional General Permit 63 (RGP 63) for Emergency Repair and Protection Activities Project, the Notice of Intent is complete, and the Project is enrolled under the Order; and

WHEREAS, on March 5, 2024, the U.S. Army Corps of Engineers sent a verification letter on the permit which superseded its Feb. 27, 2024, letter, which stated that work authorized by the permit must be underway no later than 14 calendar days from date of issuance of the letter of verification, or by March 19, 2024, and that all work must be completed no later than April 22, 2024, and if it is not then the city must request, in writing, an extension from the Corps Regulatory Division prior to the deadline; and

WHEREAS, the contractor started emergency work on March 8, 2024, and is expected to complete the work in May 2024; and

WHEREAS, staff request that the City Council continue the proclamation of a local emergency again to complete the work; and

WHEREAS, under California Public Resources Code Section 21080(b)(3) and Title 14, Section 15269 of the California Code of Regulations, the requirements of the California Environmental Quality Act do not apply to projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which the Governor of the State of California has proclaimed a state of



emergency, and on Feb. 4, 2024, the Governor found that conditions of extreme peril exist in San Diego County and proclaimed a state of emergency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

- 1. That the above recitations are true and correct.
- 2. That the storm-related Proclamation for a Local Emergency for removal of sediment and vegetation in the Buena Vista Creek concrete channel near El Camino Real is continued.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

AYES:  
NAYS:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
KEITH BLACKBURN, Mayor

\_\_\_\_\_  
SHERRY FREISINGER, City Clerk  
(SEAL)



# Proclamation of Local Emergency

City Hall  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

## **FOR STORM-RELATED EMERGENCY PROTECTION ACTIVITIES TO REDUCE SEDIMENT AND VEGETATION IN THE BUENA VISTA CREEK CHANNEL NEAR EL CAMINO REAL**

WHEREAS, on February 4, 2024, the Governor of the State of California found that conditions of extreme peril exist in San Diego County and other counties due to the early February 2024 storms caused by a powerful, slow-moving atmospheric river and proclaimed a state of emergency to make additional resources available to local governments, formalize emergency actions and help the state prepare for the impact of the storms.

WHEREAS, California Government Code Section 8630 allows the City Council or an official designated by ordinance adopted by the City Council, to proclaim a local emergency; and

WHEREAS, the City of Carlsbad's Emergency Services Ordinance, including Carlsbad Municipal Code Section 6.04.100(A)(1), empowers the City Manager, as the City of Carlsbad's Director of Emergency Services, or, in the City Manager's absence, the Assistant City Manager, as Acting City Manager and Acting Director of Emergency Services, to proclaim the existence of a local emergency, subject to ratification by the City Council, when there exists, or there is threatened to exist, conditions of extreme peril to the safety of persons and property within the City of Carlsbad; and

WHEREAS, in the case of an emergency, California Public Contract Code Section 22050 allows the City Council, or a person delegated the authority by the City Council, to repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services and supplies for those purposes without giving notice for bids to let contract; and

WHEREAS, under California Public Resources Code Section 21080(b)(3) and Title 14, Section 15269 of the California Code of Regulations, the requirements of the California Environmental Quality Act do not apply to projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which the government has proclaimed a state of emergency; and

WHEREAS, the Acting Director of Emergency Services finds:

1. The National Weather Service has issued multiple winter storm warnings, high wind warnings, wind advisories, and flood and flash flood watches throughout the State of California in anticipation of a powerful, slow-moving, atmospheric river.
2. Existing conditions and threatened conditions of extreme peril to the safety of persons and property have arisen within the City of Carlsbad caused this powerful, slow-moving atmospheric river, and that the unexpected occurrence poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property and essential public services.

Local Emergency – Reduction of Sediment and Vegetation in the Buena Vista Creek Channel  
Page 2

3. Prior to the early February 2024 storms, powerful winter storms that occurred less than a month ago had amplified the impact of local flooding due to the record-breaking amount of rainfall including a severe rainstorm which began on January 22, 2024 ("January Storm"), in all dropping 2 to 3 inches of rain in a three-hour period, a total that exceeds that of an average wet month and rivals the rainfall needed to spur a 100-year flood event.

4. On January 22, 2024, the County of San Diego proclaimed an emergency due to the January Storm, which the county characterized as a thousand-year storm, and which caused drastic flooding and flash flooding in the county.

5. The existing conditions of the current atmospheric river causing local flooding, in addition to the impacts of the January Storm, have created conditions of extreme peril in the Buena Vista Creek Channel, in part, because the inundation of sedimentation and debris flows from the multiple, powerful winter storms, which have diminished the channel's capacity.

6. That the City Council of the City of Carlsbad was not in session and could not be immediately called into session.

NOW, THEREFORE, IT IS PROCLAIMED that, subject to review and ratification by the City Council at its next regular meeting, a local emergency now exists in the City of Carlsbad, California, in the area of the Buena Vista Creek Channel near El Camino Real.

IT IS FURTHER PROCLAIMED AND ORDERED that, under California Public Contract Code Section 22050 and Carlsbad Municipal Code Sections 3.28.110(A) and 3.28.120, city staff may proceed at once to obtain the necessary permits, equipment, services, and supplies to reduce the sediment and vegetation in the Buena Vista Creek Channel without giving notice for bids to let contracts.

Dated: 2/8/24

By: 

GEOFF PATNOE

Acting City Manager/Acting Director of  
Emergency Services



# LOCATION MAP

Exhibit 3



PROJECT NAME

*BUENA VISTA CREEK CHANNEL*

EXHIBIT

3



## CITY COUNCIL Staff Report

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Scott Chadwick, City Manager

**Staff Contact:** Tom Frank, Transportation Director/City Engineer  
tom.frank@carlsbadca.gov, 442-339-2766

**Subject:** Continuation of Proclamation of a Storm-Related Local Emergency for Repair of the Slope Between El Camino Real and Trieste Drive

**District:** 1

### Recommended Action

Adopt a resolution continuing the proclamation of a storm-related local emergency for repair of the slope between El Camino Real and Trieste Drive.

### Executive Summary

The atmospheric river in early February 2024 and the winter storm in January 2024, resulted in unexpected slope movement in an area between El Camino Real and Trieste Drive, with potential to affect nearby property, infrastructure, and the environment. Emergency repair of the slope area behind four homes on Trieste Drive is necessary to ameliorate the risk. Exhibit 3 shows the area requiring emergency slope repair.

The City Manager, in his role as Director of Emergency Services, proclaimed a local emergency on Feb. 14, 2024, as shown in Exhibit 2, to expedite the slope repair. On Feb. 15, 2024, the City Council ratified the emergency proclamation so that the repair can continue to be exempted from the city's normal bidding procedures and the necessary repairs can be completed as swiftly as possible.

On Feb. 27, 2024, the City Council continued the emergency proclamation. On March 12, 2024, the City Council continued the emergency proclamation again, approved the plans, and authorized additional appropriations in the amount of \$955,000. Staff are requesting that the City Council continue the emergency proclamation again to complete the work.

Construction projects that cost less than \$200,000 can be awarded by the City Manager using informal bidding procedures under Carlsbad Municipal Code, or CMC, Section 3.28.080 – Construction Projects, subsections (B) and (H), which implement California Public Contract Code Section 22032.

This project will cost approximately \$3 million. Public Contract Code Sections 22035 and 22050 and CMC Sections 3.28.110(A) and 3.28.120 provide for an exemption from formal bidding procedures for emergency construction procurements. The emergency proclamation allows the



city to use the exemption. However, California Public Contract Code Section 22050(c)(1) requires the City Council to review the emergency action at every subsequent City Council meeting to determine, by a four-fifths vote, whether there is a need to continue the emergency action.

Staff recommend that the City Council continue the proclamation of the storm-related local emergency again to allow for the swift repair of the slope by approving the resolution provided as Exhibit 1.

### **Explanation & Analysis**

The slope area between El Camino Real and Trieste Drive, generally behind the backyards of four residential properties that front onto Trieste Drive (4215-4245 Trieste Drive), has experienced soil movement. The city has a Capital Improvement Program project (Project No. 6107) to repair the slope. The project was in the 50% design and environmental review stage. However, the recent severe storm events have created additional fissures in the soil that need to be repaired quickly.

The City Engineer recommended expedited, or emergency, stabilization of the slope while the larger slope repair project proceeds through the design and environmental review and permitting process. The emergency proclamation allows the city to procure a contractor to perform the necessary emergency work to prevent or mitigate loss of, or damage to, property, essential public services and the environment.

Staff and Urban Corps completed emergency protective measures at a cost of \$5,774, which included debris removal and placement of tarps and stakes in the right-of-way.

Upon proclamation of the emergency, Engineering Systems Inc., the city's geotechnical engineering consultant, met with contractors to check on their availability and capabilities to perform the emergency work. Condon-Johnson & Associates, Inc., or Condon-Johnson, initially provided a cost estimate of approximately \$871,000 for the emergency work.

The emergency work was initially intended to address the unexpected slope movement that occurred as a result of the recent atmospheric rivers and storms, not to perform the original scope of work of the Capital Improvement Program project. However, due to recent further slope movement, the city's geotechnical engineering consultant has recommended performing the additional final repairs at the same time as the emergency work.

The contractor Condon-Johnson's estimate increased to \$2,087,090 for the total cost, which includes the initial estimate of \$870,990 for installation of 26 emergency shore stability pins, which stabilize the slope, and \$1,216,100 for installation of an additional row of 28 shore stability pins and other more permanent repairs such as grading and re-compaction of the slope within the repair area.

On March 6, 2024, staff issued a notice to proceed to the contractor to perform the emergency work. The emergency work started on March 12, 2024, and is expected to be completed by May 17, 2024. **Fiscal Analysis**

Funding for the emergency work in the amount of \$3,317,600 will come from the funding in the General Capital Construction Fund for Capital Improvement Program Project No. 6107.

<b>Trieste Drive Slope Repair Project</b> <b>Capital Improvement Program Project No. 6107</b>	
Total appropriated funds to date	\$3,317,600
Total expenditures and encumbrances to date	-\$338,974
<b>Total available funding</b>	<b>\$2,978,626</b>
Emergency work (slope repair) – Condon-Johnson	-\$2,087,090
Design and administrative costs (approximately 5%)	-\$104,400
Construction management and inspection (estimated)	-\$208,700
Environmental monitoring (estimated)	-\$50,000
Construction contingency (25%)	-\$521,800
<b>Total estimated emergency Capital Improvement Program project costs</b>	<b>-\$2,971,990</b>
Emergency protective measures – Urban Corps	-\$905
Staff labor and materials costs	-\$4,869
<b>Total estimated emergency protective measures costs</b>	<b>-\$5,774</b>
<b>Remaining balance</b>	<b>\$862</b>

This emergency work could qualify for outside funding. The City Manager sent a letter to the California Governor’s Office of Emergency Services on Feb. 22, 2024, requesting any and all state and federal resources including, but not limited to, state assistance through the California Disaster Assistance Act. The state replied and subsequently requested supplemental information on the city’s budget and how recent storms impacted it. On Feb. 26, 2024, staff provided the requested supplemental information and the initial damage estimate of \$1,293,774, which has now increased to almost \$3 million.

#### Recommendation

Staff recommend that the City Council continue the emergency proclamation again to complete the emergency work at the slope near El Camino Real and Trieste Drive as swiftly as possible to prevent damage to nearby infrastructure and property.

#### Next Steps

The contractor has started performing the emergency work with an estimated completion date of May 17, 2024. Staff have begun preparing the emergency contract, which will be presented for ratification to the City Council at a future date.

Staff will return to the City Council again on March 26, 2024, to review the emergency action and ask the City Council to determine by a four-fifths vote whether there is a need to continue it.

### Environmental Evaluation

The project was determined to be exempt from the California Environmental Quality Act under Section 15301(d) and (f) of the CEQA Guidelines, which applies to projects for restoration or rehabilitation of deteriorated or damaged structures, and the addition of safety or health protection devices. None of the exceptions to the exemption applied to the project and a Notice of Exemption was filed on Jan. 25, 2023.

### Exhibits

1. City Council resolution
2. Proclamation of a storm-related local emergency, dated Feb. 14, 2024
3. Location map



**RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, CONTINUING THE PROCLAMATION OF A STORM-RELATED LOCAL EMERGENCY FOR REPAIR OF THE SLOPE BETWEEN EL CAMINO REAL AND TRIESTE DRIVE

WHEREAS, on Feb. 4, 2024, the Governor of the State of California found that conditions of extreme peril exist in San Diego County and other counties due to the early February 2024 storms caused by the atmospheric river and proclaimed a state of emergency to make additional resources available to local governments, formalize emergency actions, and help the state prepare for the impact of the storms; and

WHEREAS, the City Council empowers the City Manager, as Director of Emergency Services, to proclaim the existence of a local emergency when the city is affected by a public calamity and the City Council is not in session; and

WHEREAS, conditions or threatened conditions of extreme peril to the safety of persons and property have arisen within the City of Carlsbad caused by an unexpected slope movement with potential to affect nearby property, infrastructure and the environment; and

WHEREAS, on Feb. 14, 2024, the City Manager/Director of Emergency Services proclaimed a storm-related local emergency for repair of the slope between El Camino Real and Trieste Drive, generally behind the backyards of four residential properties that front onto Trieste Drive (4215 - 4245 Trieste Drive); and

WHEREAS, Carlsbad Municipal Code, or CMC, Section 3.28.110(A) implements Public Contract Code Section 22035 and provides an exemption from formal bidding procedures for emergency construction procurements, and to use the emergency exemption, CMC Section 3.28.120 and Public Contract Code Section 22050 require a proclamation of a local public emergency by a four-fifths vote of the City Council, or by the City Manager subject to ratification by a four-fifths vote of the City Council at the next City Council meeting; and

WHEREAS, on Feb. 15, 2024, the City Council ratified the proclamation of a local emergency as the emergency proclamation and emergency exemption are appropriate in this instance because the emergency work appears to be caused by unexpected slope movement, which could pose a threat to the public, property, infrastructure and the environment; and

WHEREAS, on Feb. 27, 2024, the City Council continued the emergency proclamation; and

WHEREAS, on March 12, 2024, the City Council continued the emergency proclamation again, approved the plans and authorized additional appropriations in the amount of \$955,000; and

WHEREAS, a contractor commenced the emergency work on March 12, 2024, and is expected to complete the work by May 17, 2024; and

WHEREAS, staff request that the City Council continue the emergency proclamation again to enable completion of the work; and

WHEREAS, Public Contract Code Section 22050(c)(1) requires the City Council to review the emergency action at every subsequent City Council meeting to determine, by a four-fifths vote, whether this is a need to continue the emergency action; and

WHEREAS, the project was determined to be exempt from the California Environmental Quality Act, or CEQA, under Section 15301(d) and (f) of the CEQA Guidelines, which applies to projects for restoration or rehabilitation of deteriorated or damaged structures, and the addition of safety or health protection devices; and

WHEREAS, none of the exceptions to the CEQA exemption applied to the project and a Notice of Exemption was filed on Jan. 25, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the Proclamation of a Storm-related Local Emergency for repair of the slope near El Camino Real and Trieste Drive is continued.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

---

KEITH BLACKBURN, Mayor

---

SHERRY FREISINGER, City Clerk  
(SEAL)



# Proclamation of Local Emergency

City Hall  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

## FOR STORM-RELATED EMERGENCY PROTECTION ACTIVITIES TO REPAIR A SLOPE BETWEEN EL CAMINO REAL AND TRIESTE DRIVE

WHEREAS, on February 4, 2024, the Governor of the State of California found that conditions of extreme peril exist in San Diego County and other counties due to the early February 2024 storms caused by a powerful, slow-moving atmospheric river and proclaimed a state of emergency to make additional resources available to local governments, formalize emergency actions and help the state prepare for the impact of the storms; and

WHEREAS, California Government Code Section 8630 allows the City Council or an official designated by ordinance adopted by the City Council, to proclaim a local emergency; and

WHEREAS, the City of Carlsbad's Emergency Services Ordinance, including Carlsbad Municipal Code Section 6.04.100(A)(1), empowers the City Manager, as the City of Carlsbad's Director of Emergency Services, to proclaim the existence of a local emergency, subject to ratification by the City Council, when there exists, or there is threatened to exist, conditions of extreme peril to the safety of persons and property within the City of Carlsbad; and

WHEREAS, in the case of an emergency, California Public Contract Code Section 22050 allows the City Council, or a person delegated the authority by the City Council, to repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services and supplies for those purposes without giving notice for bids to let contract; and

WHEREAS, the repair project was determined to be exempt from the California Environmental Quality Act, or CEQA, under Section 15301 (d) and (f) of the CEQA Guidelines, which applies to projects for restoration or rehabilitation of deteriorated or damaged structures and the addition of safety or health protection devices; and

WHEREAS, none of the exceptions to the CEQA exemption applied to the project and a Notice of Exemption was filed on Jan. 25, 2023; and

WHEREAS, the Director of Emergency Services finds:

1. The National Weather Service issued multiple winter storm warnings, high wind warnings, wind advisories, and flood and flash flood watches throughout the State of California in anticipation of a powerful, slow-moving, atmospheric river in early February.
2. Conditions of extreme peril to the safety of persons and property have arisen within the City of Carlsbad caused by the powerful, slow-moving atmospheric river in early February, requiring immediate action to prevent or mitigate the loss or impairment of life, health, and property.

Local Emergency – REPAIR OF THE SLOPE BETWEEN EL CAMINO REAL AND TRIESTE DRIVE  
Page 2

3. Prior to the early February 2024 storms, powerful winter storms that occurred less than a month ago had amplified the impact of local flooding due to the record-breaking amount of rainfall including a severe rainstorm which began on January 22, 2024 ("January Storm"), in all dropping 2 to 3 inches of rain in a three-hour period, a total that exceeds that of an average wet month and rivals the rainfall needed to spur a 100-year flood event.

4. On Jan. 22, 2024, the County of San Diego proclaimed an emergency due to the January Storm, which the county characterized as a thousand-year storm, and which caused drastic flooding and flash flooding in the county.

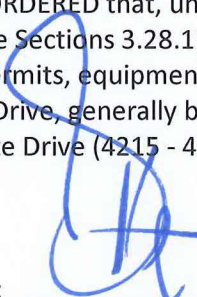
5. The conditions of the early February 2024 storms, in addition to the impacts of the January Storm, created an emergency condition on a slope that is located between El Camino Real and Trieste Drive, generally behind the backyards of four residential properties that front onto Trieste Drive (4215 - 4245 Trieste Drive) causing rapid slope movement and additional fissures in the soil that warrant immediate emergency repair.

6. That the City Council of the City of Carlsbad was not in session and could not be immediately called into session.

NOW, THEREFORE, IT IS PROCLAIMED that, subject to review and ratification by the City Council at its next meeting, a local emergency now exists in the City of Carlsbad, California, on a slope between El Camino Real and Trieste Drive, generally behind the backyards of four residential properties that front onto Trieste Drive (4215 - 4245 Trieste Drive).

IT IS FURTHER PROCLAIMED AND ORDERED that, under California Public Contract Code Section 22050 and Carlsbad Municipal Code Sections 3.28.110(A) and 3.28.120, city staff may proceed at once to obtain the necessary permits, equipment, services, and supplies to repair the slope between El Camino Real and Trieste Drive, generally behind the backyards of four residential properties that front onto Trieste Drive (4215 - 4245 Trieste Drive), without giving notice for bids to let contracts.

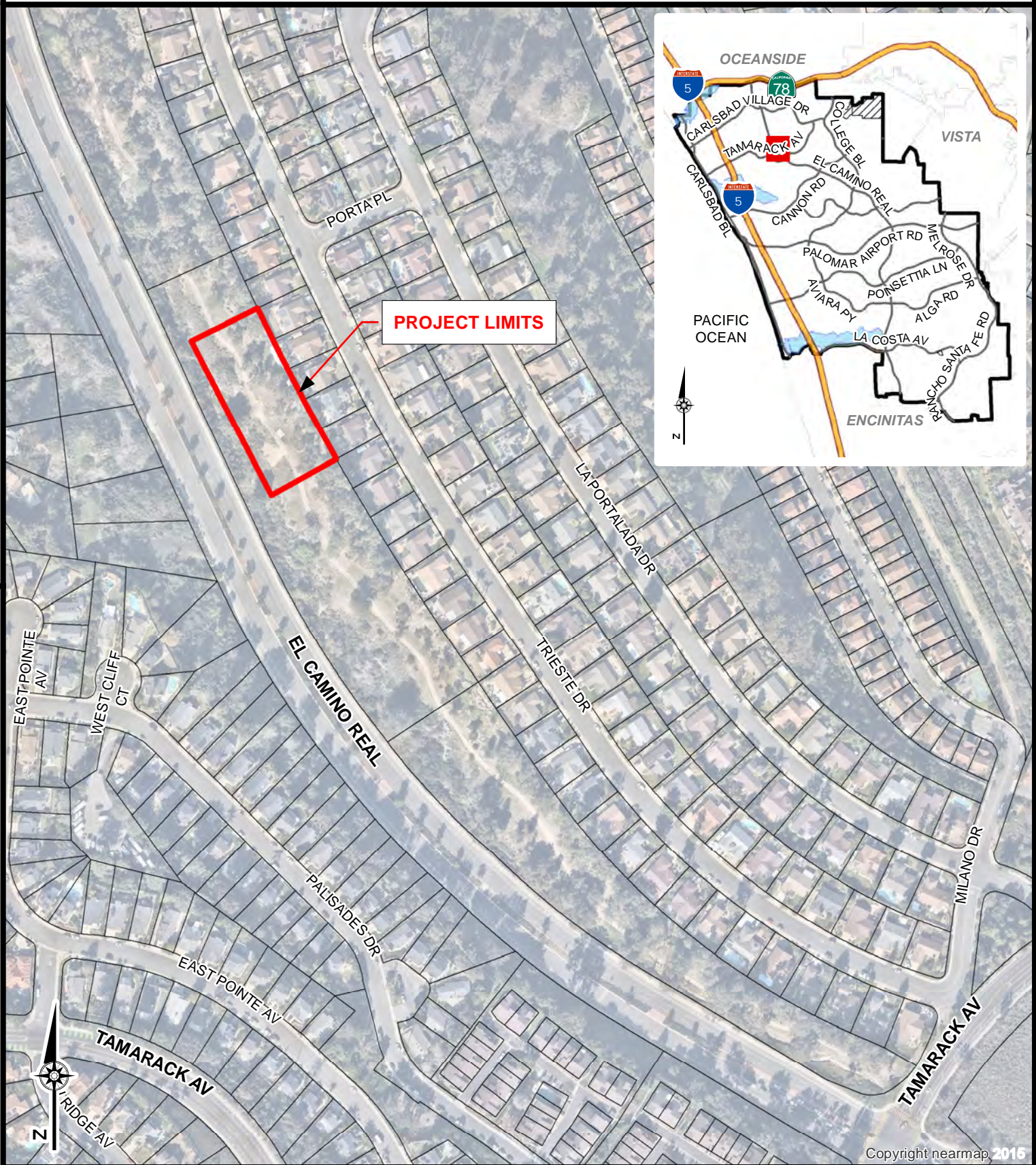
Dated: 14 FEB 24

By:   
SCOTT CHADWICK  
City Manager/Director of Emergency Services



# LOCATION MAP

Exhibit 3



## TRIESTE DRIVE SLOPE REPAIR PROJECT

PROJECT  
NUMBER  
6107

EXHIBIT  
3





## CITY COUNCIL Staff Report

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Scott Chadwick, City Manager

**Staff Contact:** Hossein Ajideh, Engineering Manager  
hossein.ajideh@carlsbadca.gov, 442-339-2756

**Subject:** Update on the Build North Coast Corridor Program's Chestnut Avenue Underpass Community Enhancement project

**District:** 1

### Recommended Action

Receive an update from representatives of the Build North Coast Corridor Program regarding construction of the Chestnut Avenue Underpass Community Enhancement project.

### Executive Summary

As part of the Build North Coast Corridor, or Build NCC, Program, the California Department of Transportation (Caltrans) and the San Diego Association of Governments (SANDAG) are completing several community enhancement projects along the I-5 corridor. The City Council selected the Chestnut Avenue underpass as the preferred location for one of these projects on Oct. 15, 2019.

### Explanation & Analysis

The presentation will cover the following information about the Chestnut Avenue Underpass Community Enhancement project:

- Construction schedule
- Anticipated construction impacts
- How the public is being notified about construction impacts
- Planned improvements

The project began construction in February 2024 and is anticipated to be completed in summer 2025. Planned improvements include widening Chestnut Avenue at the freeway undercrossing to accommodate bike lanes, wider sidewalks and accessible crosswalks. In addition, these enhancements to the Chestnut Avenue underpass provide an opportunity for new public art.

City staff are leading the public art development process, coordinating with Caltrans and SANDAG.

### Fiscal Analysis

There is no fiscal impact from receiving this informational report.

### **Next Steps**

City staff will continue to coordinate with the Build NCC project team to help ensure community members are aware of any temporary lane closures and other potential impacts throughout the construction process. City staff are also working to finalize a contract with the artist team selected by an Arts Commission subcommittee and will plan community outreach this spring to engage the community in the art project.

### **Environmental Evaluation**

This action does not require environmental review because it does not constitute a project within the meaning of the California Environmental Quality Act under California Public Resources Code Section 21065 in that it has no potential to cause either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

### **Exhibits**

None.





CITY COUNCIL  
**Staff Report**

**Meeting Date:** March 19, 2024

**To:** Mayor and City Council

**From:** Suzanne Smithson, Library & Cultural Arts Director

**Staff Contact:** Suzanne Smithson, Library & Cultural Arts Director  
suzanne.smithson@carlsbadca.gov, 442-339-2011  
Reid Shipley, Police Captain  
reid.shipley@carlsbadca.gov, 442-339-2257

**Subject:** TGIF Concerts in the Parks 2024 Planning Update; Introduce an Ordinance Amending Carlsbad Municipal Code Chapter 11.32 by adding Section 11.32.035 titled Security of TGIF Concerts in the Park

**Districts:** All

**Recommended Actions**

1. Receive an update on the planning for the 2024 TGIF Concerts in the Parks series, including the recommended schedule and locations, safety measures and a pilot program to solicit event sponsorships
2. Introduce an ordinance amending the Carlsbad Municipal Code, Title 11, Chapter 32 by adding Section 11.32.035 Security of TGIF Concerts in the Park
3. Review options and provide direction regarding event ticketing

**Executive Summary**

TGIF Concerts in the Parks began in the 1980s and has since grown into the City of Carlsbad's largest community event. This report provides an update from the Dec. 12, 2023, City Council meeting in which City Council approved the funding for nine concerts and enhanced security measures for the 2024 season. The City Council also directed the City Manager to issue a request for proposals to seek interest in corporate sponsorship of the summer concerts.

Staff have included an update on concert dates and locations, a proposed pilot sponsorship program and the key security objectives that the City Council approved in December:

1. Provide a controlled event location.
2. Screen attendees for weapons.
3. Provide a robust security presence inside concert venue and at access points.
4. Enhance situational awareness and incident control to include enhanced quick response capabilities in the event of an emergency.

Staff are also recommending the City Council introduce an ordinance to amend Carlsbad Municipal Code Chapter 11.32 to allow for bag and person searches while meeting the legal protections of the Fourth Amendment of the U.S. Constitution.

### Explanation & Analysis

#### Schedule and locations

Staff from the Library & Cultural Arts, Police, Fire and Parks & Recreation departments have reviewed potential concert venues and are recommending the schedule of locations shown below based on the following key factors:

- Best parks for the concert from a safety and security management perspective
- Adjacent parking and shuttle pick-up lots available for the dates and locations
- Overall size of park makes it possible to establish a controllable event space

DATE	PARK
June 21	Stagecoach Community Park
June 28	Stagecoach Community Park
July 5	Stagecoach Community Park
July 12	Stagecoach Community Park
July 19	Calavera Hills Community Park
July 26	Calavera Hills Community Park
Aug. 2	Calavera Hills Community Park
Aug. 9	Alga Norte Community Park
Aug. 16	Alga Norte Community Park

#### Update on enhanced safety measures

The Police and Fire departments have made progress on planning for the enhanced security measures approved by the City Council in December, as shown in the following updates on each of the key objectives:

##### **1. Provide a controlled event location**

The three parks chosen will allow for perimeter fencing and controlled access points. Event perimeters will be bigger than in past years, so that amenities like bathrooms and shade are inside the perimeter fencing area. Concertgoers entering the perimeter will go through security screening, ensuring a safe space. In-and-out privileges will be monitored formally via a separate gate. Additional gates will be added around each field for faster egress in an emergency. The Police Department is purchasing fencing, which is more cost-effective for the city than utilizing a fencing contractor for each concert. The approximate cost of fencing is \$15,100. This amount is included in the additional funding approved by the City Council on Dec. 12, 2023.

##### **2. Screen attendees for weapons**

Staff worked with the City Attorney's Office to develop a proposed ordinance addressing security screening practices. An amendment to the Carlsbad Municipal Code will allow for bag and person searches while meeting the legal protections of the Fourth Amendment,

which protects people from unreasonable searches and seizures by the government. The purpose of screening attendees is to prevent specific types of weapons or unsafe and prohibited items from entering the concert space. The proposed ordinance to amend Carlsbad Municipal Code Chapter 11.32 is Exhibit 1.

**3. Provide a robust security presence inside concert venue and at access points**

The Police Department has identified a private security company to provide an increased security presence at the concerts. The cost of these additional services is included in the additional funding already approved for concert security enhancements (at the Dec. 12, 2023, meeting). The security company would also provide the weapons screening under supervision of the Police Department.

**4. Enhance situational awareness and incident control to include enhanced quick response capabilities in the event of an emergency**

The Police/Fire Command Post will be deployed at each concert, staffed by a police lieutenant and fire battalion chief. Additionally, the city will increase the number of trained and equipped police officers assigned to each event to be available to quickly respond to an emergency situation.

**Attendance and capacity**

The city's Fire Marshal has expressed safety concerns about large crowds at these events and recommended each individual concert site be evaluated to determine safe capacities. While the last two concerts of the 2023 season had record attendance, with both final events exceeding 7,000 people each, the other four concerts had 5,000 or fewer attendees, with an average attendance of 5,612 in 2023. Prior year average attendance was also lower, as shown in the table below:

Year	Number of concerts	Average attendance per concert
2017	9	3,516
2018	9	3,216
2019	9	3,343
2020, 2021	0	--
2022	9	3,056
2023	6	5,612

The maximum capacity for each of the three park sites, Stagecoach, Calavera Hills and Alga Norte community parks, will be established based on individual concert and venue sites as needed, and determined from a safety and operational perspective, including park configuration, entry and exit points, and the ability to control access. Reasonable numbers will be estimated based on the experience of past seasons.

**Options to control attendance**

Staff have identified three options to control attendance through ticketing options:

1. Contract with a vendor to provide an electronic ticketing solution.
2. Issue a pre-designated number of wristbands for each concert.

3. Forego efforts to limit attendance in 2024 through ticketing and focus on security screening, perimeter fencing and additional safety and security personnel to create a safer experience than previous years.

#### **Option 1 – Contract with a vendor for electronic ticketing**

Staff evaluated five potential electronic ticketing solutions and identified one vendor, Afton Tickets, who met the following main criteria:

- Simple and easy user experience on mobile and desktop interfaces and Apple and Android operating systems
- Ability to issue tickets for nine events up to the established limit for each venue
- Can generate automatic confirmations via text and email
- Provides multiple ways to deliver tickets to users (both digital and printed options)
- Can be implemented in time for the first concert

#### Pros

- Would assist in effectively limiting concert attendance
- Simple user interface, with minimal personal information required
- Tickets available via mobile device (including Apple/Google wallet) or print
- Can track attendance on site in real time with mobile scanning devices
- Users receive reservation confirmation via email only

#### Cons

- The total cost for year one is \$49,174 (\$24,400 contract with Afton for the season, plus purchase of required network hardware estimated at \$24,774). The ongoing annual cost would be around \$25,000.
- Not all residents are comfortable using digital platforms. Some could require assistance from city staff if they encounter problems. Staff recommend that a dedicated customer service representative be assigned this responsibility during the concert season and estimate about 10 hours a week would be required to resolve technical challenges experienced by users. This work could be performed by an existing staff person by reprioritizing other city work or the city could hire a temporary part time staff person at an estimated cost of \$3,000.
- This would be the first time the city uses a system like this, so there is a risk of it not performing as intended or of staff lacking the mastery needed to troubleshoot any problems encountered.
- This solution requires approximately 144 hours from city Information Technology staff to procure, test and implement the system. Other technology projects would need to be deprioritized or delayed as a result.
- Concert staffing will need to be increased to include multiple staff at each event assigned to scanning tickets and providing customer service support to residents as needed. The estimated cost for this work is between \$650 and \$1,200 per event, or \$6,000 to \$ 12,000 total for the nine scheduled events.
- When cellular service at parks is overloaded during concerts, community members might not be able to access their reservations on their phones (if they had not already added the ticket to their digital wallets).

## **Option 2 - Issue wristbands to concert attendees to limit attendance**

### Pros

- Would assist in effectively limiting attendance
- Purchase of wristbands would be about \$2,000 total for the season, a cheaper option than the reservation and ticketing system
- Simple, no risk of technology failure
- Provides a visual verification of who has been admitted

### Cons

- Distribution of wristbands ahead of each concert will require a plan that includes when and where attendees can pick them up and how city staff will manage this effort. It will be an additional responsibility for staff and concertgoers. Staff estimate approximately 15 – 20 hours per week required by staff to create and manage the distribution of wrist bands. This work can be performed by existing staff by reprioritizing other work, or additional hours on the days prior to the concerts can be assigned to the TGIF crew to distribute wrist bands, at an estimated cost of \$950 to \$1,700 per week or \$8,500 to \$15,000 total for the nine scheduled events.
- Issuing wristbands upon arrival at the concert means attendees could be turned away upon reaching capacity. Attendees will likely line up early to guarantee a place, creating long queues and congestion.
- Even with enhanced communication, not everyone will get information about how to obtain a wristband. It will take several concerts for the word to get out to the larger community. People may still show up and then be turned away.

## **Option 3 - Forego tickets and reservations and focus on enhanced security measures**

### Pros

- Will create a safer experience than previous years
- Less change for attendees
- No additional cost or staff time required
- This option can be reevaluated for next season, depending on the 2024 concert season experience

### Cons

- Crowd size could exceed safe levels
- If the maximum safe capacity for the venue has been reached, and at the discretion of the public safety staff on site, staff will need to turn people away at the gate or let them wait to enter as other concertgoers leave.

## **Sponsorship opportunities**

City staff have explored different approaches to securing event sponsors, including working with the Carlsbad Friends of the Arts to expand its fundraising efforts.

Historically, the group raises between \$25,000 and \$40,000 each year through opportunity drawings at the concerts and selling ads in a printed program for the concerts. Starting this year, the group's leadership has decided to focus on the opportunity drawings, which generate about five times as much money as the program. Other reasons to forego the printed program moving forward are to support the city's environmental sustainability efforts – many of the printed programs end up in the trash – and the fact that the feedback the city received from

attendees at last year's concerts indicated a printed program was not an important part of the concert experience.

City staff discussed the option of involving the Carlsbad Friends of the Arts in an overall corporate marketing partnership program, but the group does not have the resources at this time to expand its fundraising efforts beyond the opportunity drawings.

### **Pilot program**

Based on the City Council's Dec. 12, 2023, direction, city staff will proceed with developing a pilot sponsorship program for the 2024 TGIF season. This program will follow the framework in City Council Policy 79 - Corporate Marketing Partnerships Utilizing City-Owned Assets, including:

- Issuing a request for opportunities to sponsor the TGIF concert series to all Carlsbad businesses
- Providing a menu of sponsorship options, including different sponsorship levels that would be recognized through signage and other promotional messaging
- Entering into contracts with interested companies
- Producing marketing materials to recognize sponsors
- Evaluating success based on the amount of funding raised minus staff time and other costs associated with managing the program

Based on this evaluation, city staff may recommend continuing the program in future years or consider hiring a company with expertise in corporate sponsorships to manage and grow the program.

### **Estimated costs**

The estimated number of staff hours and costs to develop and implement this pilot sponsorship program are detailed in the table below, based on agreements with 10 interested businesses:

<b>Task/role</b>	<b>Department(s)</b>	<b>Hours</b>
Research and develop a request for proposals	Communication & Engagement Library & Cultural Arts	12
Review request for proposals	City Attorney's Office	2
Distribute request for proposals to Carlsbad Businesses through business email list	Innovation & Economic Development	1
Respond to questions and requests for more information	Communication & Engagement, Library & Cultural Arts	30
Develop contracts with interested businesses	Communication & Engagement Library & Cultural Arts	30
Review contracts	City Attorney's Office	15
Design and produce sponsor recognition marketing materials and other content	Communication & Engagement	50
Document contract compliance with marketing agreements	Communication & Engagement	12
<b>TOTAL HOURS</b>		<b>152</b>
Cost of marketing materials (signs, banners, etc.)	Communication & Engagement	<b>\$10,000</b>

Staff from these departments could postpone or scale back other planned work to create capacity for this pilot program. Alternatively, staff could engage outside resources to either backfill other work or assist with the program’s development and implementation. The estimated cost of hiring temporary staffing is approximately \$15,000 for the season.

#### **Staff recommendation**

- Direct staff on City Council’s preferred option for controlling attendance detailed above
- Introduce the ordinance amending Carlsbad Municipal Code Chapter 11.32 by adding Section 11.32.035 – Security of TGIF Concerts in the Park, as proposed
- Provide any additional direction as desired

#### **Community Engagement**

Staff have developed a communication and outreach plan to help ensure community members are aware of any new processes and requirements related to the TGIF concerts. It includes the following elements:

- A dedicated TGIF Concerts landing page on the city’s website with easy-to-follow instructions and other practical information presented in a visually appealing format.
- Extensive posting on all city social media platforms
- Email notifications to the city’s email database
- News releases to the local media
- Posters and banners at city facilities and other community locations
- Paid advertisements in Carlsbad Magazine, the Coast News and on digital platforms (banner ads, social media ads, etc.)
- Event signage
- A commonly asked questions guide
- Training for public facing city staff who may get questions about the new processes
- Fliers distributed at city facilities and other venues

Outreach and awareness building began after the staff received the City Council’s direction in December. As more details are known, additional communication will follow, with the most intensive effort starting in May.

#### **Fiscal Analysis**

At the Dec. 12, 2023, meeting, the City Council appropriated additional funding in the FY 2023-24 budget from the General Fund reserve to the Library & Cultural Arts and Police departments to support a nine-concert series in 2024, with enhanced safety measures. Because the concerts span two fiscal years, staff plan to request the additional funding needed when the fiscal year 2024-25 budget is presented to the City Council May 21, 2024.

	<b>Additional funding appropriated for FY 2023-24</b>	<b>Additional funding to be requested for FY 2024-25*</b>
Library & Cultural Arts department	\$150,000	\$170,000
Police Department	\$50,000	\$270,000
<b>Total additional funding by year</b>	<b>\$200,000</b>	<b>\$440,000</b>

\* Does not include funding for ticketing option, which would require an additional \$49,174 be appropriated in fiscal year 2023-24 and approximately \$25,000 in fiscal year 2024-25 and subsequent years.

Cultural Arts staff have also reviewed ways to reduce staff time and expenses that are not essential to the concerts. For the 2024 season, the concerts will not include food vendors, given the staff time required to contract with and obtain health department clearance for the vendors as well as reports from vendors that they did not find food and beverage sales at the concerts profitable. A pre-show DJ and art activities will also be eliminated and will save approximately \$8,500.

City staff will use existing resources to create and implement the outreach and awareness campaign.

### **Next Steps**

Staff expect to announce the concert line up in May along with information needed by community members to participate in this years' events.

In addition, the City Clerk will prepare the ordinance for adoption at the next regular City Council meeting. Once adopted, the City Clerk will publish the ordinance or a summary of the ordinance in a newspaper of general circulation within 15 days. The ordinance will be effective 30 days after its adoption.

### **Environmental Evaluation**

The City Planner found that the proposed actions are exempt from environmental review under the California Environmental Quality Act under CEQA Guidelines Section 15304(e), which applies to the minor or temporary use of land. Furthermore, the City Planner, through the process outlined in Carlsbad Municipal Code Section 19.04.060, posted a notice with this determination on November 29, 2023. No appeals of this determination were received in accordance with Carlsbad Municipal Code Section 21.54.140 and the decision is final

### **Exhibits**

1. City Council ordinance
2. Proposed revisions to Carlsbad Municipal Code: Section 11.32.035 - Security of TGIF Concerts in the Park



**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, AMENDING THE CARLSBAD MUNICIPAL CODE, TITLE 11, CHAPTER 32 BY ADDING SECTION 11.32.035 SECURITY OF TGIF CONCERTS IN THE PARK

WHEREAS, since the 1980s, the City of Carlsbad has hosted TGIF Concerts in the Parks; and

WHEREAS, TGIF Concerts in the Parks are free summer concerts where families, friends and neighbors gather to enjoy music in City of Carlsbad parks; and

WHEREAS, TGIF Concerts in the Park is the City of Carlsbad's largest community event; and

WHEREAS, 2023 attendance at TGIF Concerts in the Park surpassed that of any previous concert season and included one concert with more than 8,000 people in attendance; and

WHEREAS, the Carlsbad Police Department in collaboration with the Fire Department has conducted a public safety review of the current TGIF Concerts in the Parks operating conditions and made several recommendations to improve security at the concerts; and

WHEREAS, the City Council of the City of Carlsbad finds that instituting recommended security measures at TGIF Concerts in the Park is necessary to promote and ensure the safety and security of city employees, members of the public and performers at TGIF Concerts in the Park.

NOW, THEREFORE, the City Council of the City of Carlsbad, California, ordains as follows that:

1. The above recitations are true and correct.
2. That Carlsbad Municipal Code Title 11, Chapter 32 is amended to add Section 11.32.035 to read as follows:

**11.32.035 Security of TGIF Concerts in the Park.**

- A. Purpose and intent. The city is committed to maintaining a safe outdoor concert series for the enjoyment of city residents and visitors. The purpose of this section is to promote the safety and security of all attendees of the TGIF Concerts in the Park held at any park within the city.
- B. Security screenings at TGIF concerts in the park.
  1. The City Manager or designee may establish security screening, which may include metal detectors and other screening equipment, at each point of entry to any TGIF Concert in the Park. If security screening is established by the City Manager or designee, all persons shall submit to the screening of their person and possessions as a condition of entry to the concert, except the following:
    - a. Current City of Carlsbad elected officials and employees, acting within the scope of their duties and upon a showing of valid identification, which may include a city-issued identification card;
    - b. Current City of Carlsbad contractors and consultants, acting within the scope of their contract and upon a showing of valid identification; and

- c. Sworn on-duty law enforcement personnel.
- 2. Unless exempt from security screening as provided in this section, anyone refusing to submit to the security screening or inspection shall be denied entrance to the concert.
- 3. Signs shall be posted to alert the public when and where security screening is taking place.
- 4. Any person who attempts to gain entry to a TGIF Concert in the Park after refusing to comply with the security screening procedures established by this section is guilty of a misdemeanor.
- C. Additional rules and procedures to promote public safety. The City Manager or designee is authorized to make and enforce additional rules and procedures necessary to implement the provisions of this chapter.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption; and the City Clerk shall certify the adoption of this ordinance and cause the full text of the ordinance, or a summary of the ordinance prepared by the City Attorney to be published at least once in a newspaper of general circulation in the City of Carlsbad within fifteen days after its adoption.

INTRODUCED AND FIRST READ at a Regular Meeting of the Carlsbad City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and thereafter.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the \_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CINDIE K. McMAHON, City Attorney

\_\_\_\_\_  
KEITH BLACKBURN, Mayor

\_\_\_\_\_  
SHERRY FREISINGER, City Clerk  
(SEAL)

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- C. Additional rules and procedures to promote public safety. The City Manager or designee is authorized to make and enforce additional rules and procedures which are necessary or convenient to implement the provisions of this chapter.