

2 Project Description

The project analyzed in this draft Program EIR is the proposed City of Carlsbad General Plan update, and includes other related plans and programs to implement the broad direction of the General Plan: the Climate Action Plan (CAP), amendments to the city's Zoning Map and Local Coastal Program land use and zoning maps, and amendment of the circulation Level of Service standards in the Citywide Facilities and Improvements Plan to ensure consistency with the updated General Plan (collectively referred to as the "project" or the "proposed General Plan").

Under California Government Code §65300 et seq., cities are required to prepare a general plan that establishes policies and standards for future development, housing affordability, and resource protection for the entire planning area. By law, a general plan must be an integrated, internally consistent statement of city policies. California Government Code Section 65302 requires that the general plan include the following seven elements: land use, circulation, housing, conservation, open space, noise, and safety. Table 2.2-1 shows how these mandatory general plan elements are addressed in the proposed General Plan. State law allows cities to include additional (or optional) elements in general plans as well. Optional elements in the proposed General Plan address the community values related to local economy and sustainability. All elements of the proposed General Plan have equal weight, and no one element supersedes another.

This project description provides the basis for the environmental analysis in Chapter 3. This chapter provides background information regarding the regional location and boundaries of Carlsbad, as well as objectives, key themes, and components of the proposed General Plan. Additional details are provided in the proposed General Plan itself, which can be reviewed at www.carlsbadca.gov/envision.

2.1 Regional Location and Local Setting

REGIONAL LOCATION

Carlsbad is located on the coast of the Pacific Ocean in northwest San Diego County. In addition to the Pacific Ocean coastline along its western boundary, Carlsbad is surrounded by the cities of Oceanside to the north, Encinitas to the south, and Vista and San Marcos and unincorporated areas of San Diego County to the east. Along Carlsbad's northern edge, urban development abuts Highway 78, with the highway and Buena Vista Lagoon acting as a boundary between Carlsbad and Oceanside. Similarly, Batiquitos Lagoon along the city's southern edge acts as a boundary between Carlsbad and Encinitas. To the east, city boundaries are less distinctive, as a mix of

hillsides and urban development are located adjacent to the cities of Vista and San Marcos and unincorporated county lands. The city's regional location is depicted in Figure 2.1-1.

PLANNING BOUNDARIES

Carlsbad encompasses approximately 39 square miles of land area. The proposed General Plan planning boundaries coincide with Carlsbad's city limits, as shown in Figure 2.1-1.

**Figure 2.1-1
PROPOSED
GENERAL PLAN
Regional Setting**



0 5 10 20 Miles

Source: ESRI, 2013; City of Carlsbad, 2013; SANDAG, 2013; USGS, 2002; Dyett & Bhatia, 2013.



- Interstate Highways
- Other Highways
- Passenger Rail Lines
- Coastal Zone Boundary
- - - - County Boundary
- City of Carlsbad
- Urban Areas*

*The urban areas data provided by ESRI does not depict city limits. Its purpose is to show the general areas of higher population and should be regarded as an illustrative feature on the map.

MEXICO

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GROWTH MANAGEMENT

Carlsbad adopted its Growth Management Plan in 1986 in order to address concerns about the impacts of growth on quality of life in the city. The Growth Management Plan was ratified by voter approval of Proposition E in November 1986. The Growth Management Plan requires that adequate public facilities be provided concurrent with new growth. To ensure this, the Growth Management Plan identifies performance standards for 11 public facilities – city administration, library, wastewater treatment, parks, drainage, circulation, fire, open space, schools, sewer collection, and water distribution. The facility performance standards were based on the city’s residential dwelling unit capacity (existing and future units), which in 1986 was estimated to be 54,599 dwelling units.

Through Proposition E, voters limited the number of dwelling units in the city to the 54,599 dwelling unit estimate. As shown in Table 2.1-1, Proposition E established a maximum number of dwelling units that could be built after November 4, 1986 in each of the city’s four quadrants, which are located along El Camino Real and Palomar Airport Road. Table 2-9 also shows the estimated number of dwelling units that existed in November 1986 and the estimated total units allowed in each quadrant and citywide.

Table 2.1-1: Proposition E – Growth Management

| <i>Quadrant</i> | <i>Estimated Existing Units in Nov. 1986</i> | <i>Prop. E Max. Units Allowed after Nov. 4, 1986</i> | <i>Growth Management Dwelling Unit Cap Estimate¹</i> |
|-----------------|--|--|---|
| Northwest | 9,526 | 5,844 | 15,370 |
| Northeast | 2,876 | 6,166 | 9,042 |
| Southwest | 2,192 | 10,677 | 12,859 |
| Southeast | 6,527 | 10,801 | 17,328 |
| Citywide | 21,121 | 33,478 | 54,599 |

1. Excludes second dwelling units and commercial living units, which are not counted for purposes of the city’s Growth Management dwelling unit limitations.

Pursuant to Proposition E, the city cannot approve any General Plan amendment, zone change, subdivision map or other discretionary permit that could result in residential development that exceeds the dwelling unit limit in each quadrant. To increase the Proposition E dwelling unit limit in any city quadrant requires approval by Carlsbad voters.

Compliance with the Growth Management Plan occurs through the Citywide Facilities and Improvements Plan, which identifies the performance standards for each of the 11 public facilities, divides the city into 25 local facility management zones (LFMZ) and identifies the city’s ultimate public facility needs. A local facilities management plan identifies the public facility needs for each LFMZ. Individual development projects must comply with the Citywide Facilities and Improvement Plan and the applicable local facilities management plan, which ensures that adequate public facilities are provided concurrent with development.

2.2 Purpose and Objectives of the Proposed General Plan

The California Environmental Quality Act (CEQA) Guidelines §15124(b) require a description of project purpose and objectives.

GENERAL PLAN UPDATE

Plan Purpose

The proposed General Plan is intended to respond directly to changes experienced in Carlsbad since the preparation of the current General Plan (adopted in 1986, last comprehensively updated in 1994), and to plan for city growth projected in coming decades. The proposed General Plan, which establishes a long-range planning framework and policies, will fully supplant the city's existing General Plan when adopted by the City Council.

The General Plan update was initiated to comprehensively examine the existing city and to create a vision for its future. Although the proposed General Plan does not specify or anticipate when buildout of the city will occur, a horizon of year 2035 is assumed for planning purposes. The vision of the proposed General Plan is based on the core values identified in the "Carlsbad Community Vision" (summarized below).

Proposed General Plan Objectives

The objectives of the proposed General Plan (as stated in Section 1.3 of the proposed General Plan) include:

- To outline a vision for Carlsbad's long-term physical and economic development and community enhancement;
- To provide strategies and specific implementing actions that will allow this vision to be accomplished;
- To establish a basis for judging whether specific development proposals and public projects are in harmony with General Plan policies and standards, (such as those for density, parks, and mobility);
- To allow city departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance important environmental resources, and minimize hazards; and
- To provide the basis for establishing priorities for implementing plans and programs, such as the Zoning Ordinance, the Capital Improvements Program, facilities plans, and specific and area plans.

Core Values and Vision Summary Statements

Eight thousand members of the Carlsbad community participated in the city-sponsored Envision Carlsbad program to create a community vision for Carlsbad's future. The core values that emerged from this process are identified in the "Carlsbad Community Vision," which was accepted by the City Council in January 2010 and serves as a guide for city leaders, staff, and community members as they implement this vision.

The Core Values of the Carlsbad Community Vision are:

1. *Small town feel, beach community character and connectedness.* Enhance Carlsbad's defining attributes—its small-town feel and beach community character. Build on the city's culture of civic engagement, volunteerism and philanthropy.
2. *Open space and the natural environment.* Prioritize protection and enhancement of open space and the natural environment. Support and protect Carlsbad's unique open space and agricultural heritage.
3. *Access to recreation and active, healthy lifestyles.* Promote active lifestyles and community health by furthering access to trails, parks, beaches and other recreation opportunities.
4. *The local economy, business diversity and tourism.* Strengthen the city's strong and diverse economy and its position as an employment hub in north San Diego County. Promote business diversity, increased specialty retail and dining opportunities, and Carlsbad's tourism.
5. *Walking, biking, public transportation and connectivity.* Increase travel options through enhanced walking, bicycling and public transportation systems. Enhance mobility through increased connectivity and intelligent transportation management.
6. *Sustainability.* Build on the city's sustainability initiatives to emerge as a leader in green development and sustainability. Pursue public/ private partnerships, particularly on sustainable water, energy, recycling and foods.
7. *History, the arts and cultural resources.* Emphasize the arts by promoting a multitude of events and productions year-round, cutting-edge venues to host world-class performances, and celebrate Carlsbad's cultural heritage in dedicated facilities and programs.
8. *High quality education and community services.* Support quality, comprehensive education and life-long learning opportunities, provide housing and community services for a changing population, and maintain a high standard for citywide public safety.
9. *Neighborhood revitalization, community design and livability.* Revitalize neighborhoods and enhance citywide community design and livability. Promote a greater mix of uses citywide, more activities along the coastline, and link density to public transportation. Revitalize the downtown Village as a community focal point and a unique and memorable center for visitors, and rejuvenate the historic Barrio neighborhood.

Proposed General Plan Elements

The proposed General Plan is organized into elements structured around the above-noted core values, while meeting state law requirements for comprehensiveness. The proposed General Plan includes all state mandated elements, along with several optional elements. Table 2.2-1 shows the organization of the proposed General Plan elements.

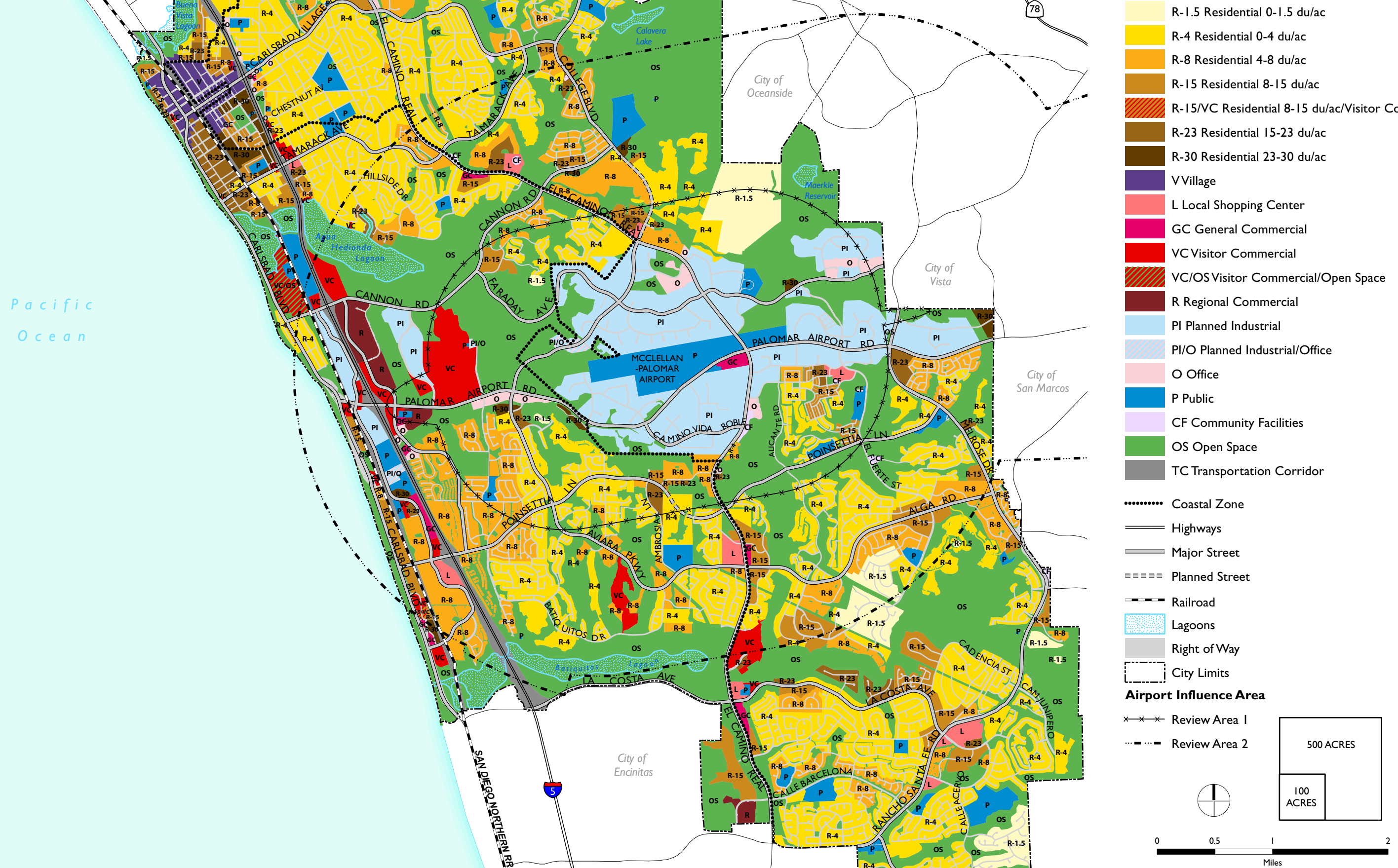
Table 2.2-1: Organization of General Plan Elements

| <i>Proposed General Plan Chapter/ Element</i> | <i>Corresponding State Required Mandatory General Plan Element(s)</i> |
|--|---|
| 2: Land Use and Community Design | Land Use |
| 3: Mobility | Circulation |
| 4: Open Space, Conservation, and Recreation | Open Space Conservation portions of Safety |
| 5: Noise | Noise |
| 6: Public Safety | Safety |
| 7: Arts, History, Culture, and Education | Optional element |
| 8: Economy, Business Diversity and Tourism | Optional element |
| 9: Sustainability | Optional element |
| 10: Housing | Housing |

Proposed General Plan Land Use Map

The land use framework of the proposed General Plan is depicted on the proposed General Plan Land Use Map (Figure 2.2-1), which is a graphic representation of the land use themes and policies in the proposed General Plan. It designates the proposed general location, distribution, and extent of land uses. The classifications are meant to be broad enough to give the city flexibility in implementation, but clear enough to provide sufficient direction to carry out the goals of the proposed General Plan. The diagram is to be used and interpreted only in conjunction with the text and other figures contained in the proposed General Plan. The legend of the proposed General Plan Land Use Map includes the land use classifications described below.

Figure 2.2-1
**PROPOSED GENERAL PLAN
 Land Use**



- R-1.5 Residential 0-1.5 du/ac
 - R-4 Residential 0-4 du/ac
 - R-8 Residential 4-8 du/ac
 - R-15 Residential 8-15 du/ac
 - R-15/VC Residential 8-15 du/ac/Visitor Comm.
 - R-23 Residential 15-23 du/ac
 - R-30 Residential 23-30 du/ac
 - V Village
 - L Local Shopping Center
 - GC General Commercial
 - VC Visitor Commercial
 - VC/OS Visitor Commercial/Open Space
 - R Regional Commercial
 - PI Planned Industrial
 - PI/O Planned Industrial/Office
 - O Office
 - P Public
 - CF Community Facilities
 - OS Open Space
 - TC Transportation Corridor
- Coastal Zone
 - Highways
 - Major Street
 - Planned Street
 - Railroad
 - Lagoons
 - Right of Way
 - City Limits
- Airport Influence Area**
- Review Area 1
 - Review Area 2
- 0 0.5 1 2
Miles
- 500 ACRES
100 ACRES

Source: City of Carlsbad, 2013; SANDAG, 2013; Dyett & Bhatia, 2013.

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Land Use Classifications

The following land use descriptions apply to the land use designations shown with color, shade, or symbol on the proposed General Plan Land Use Map.

Residential

R-1.5 Residential

Areas intended to be developed with detached single-family dwellings on parcels one-half acre or larger, at a density between 0 to 1.5 dwelling units per acre. The typical housing type will be detached single-family (one dwelling per lot); however, on sites containing sensitive biological resources, as identified in the Carlsbad Habitat Management Plan, development may be clustered on smaller lots and may consist of more than one detached single-family dwelling on a lot, two-family dwellings (two attached dwellings, including one unit above the other) or multi-family dwellings (three or more attached dwellings), subject to specific review and community design requirements.

R-4 Residential

Areas intended to be developed with detached single-family dwellings at a density between 0 to 4 dwelling units per acre. The typical housing type will be detached single-family (one dwelling per lot); however, on sites containing sensitive biological resources, as identified in the Carlsbad Habitat Management Plan, development may be clustered on smaller lots and may consist of more than one detached single-family dwelling on a lot, two-family dwellings (two attached dwellings, including one unit above the other) or multi-family dwellings (three or more attached dwellings), subject to specific review and community design requirements.

R-8 Residential

Areas intended to be developed with housing at a density between 4 to 8 dwelling units per acre. Housing types may include detached single-family dwellings (one or more dwellings per lot), two-family dwellings (two attached dwellings, including one unit above the other) and multi-family dwellings (three or more attached dwellings).

R-15 Residential

Areas intended to be developed with housing at a density between 8 to 15 dwelling units per acre. Housing types may include two-family dwellings (two attached dwellings, including one unit above the other) and multi-family dwellings (three or more attached dwellings); detached single-family dwellings may be permitted on small lots or when developed as two or more units on one lot, subject to specific review and community design requirements.

R-23 Residential

Areas intended to be developed with housing at a density between 15 to 23 dwelling units per acre. Housing types may include two-family dwellings (two attached dwellings, including one unit above the other) and multi-family dwellings (three or more attached dwellings); detached single-

family dwellings may be permitted when developed as two or more units on one lot, subject to specific review and community design requirements.

R-30 Residential

Areas intended to be developed with housing at a density between 23 to 30 dwelling units per acre. Housing types may include two-family dwellings (two attached dwellings, including one unit above the other) and multi-family dwellings (three or more attached dwellings); detached single-family dwellings may be permitted when developed as two or more units on one lot, subject to specific review and community design requirements.

Non-Residential and Mixed Use

Village (V)

This designation applies to the heart of “old” Carlsbad, in the area sometimes also referred to as the “downtown.” Retail stores, offices, financial institutions, restaurants, visitor-serving facilities, residential uses, as well as mixed uses are permitted. The Village Area is regulated by the Carlsbad Village Master Plan and Design Manual.

Local Shopping Center (L)

This designation includes shopping centers with tenants that serve the daily needs of the surrounding local neighborhoods, as described in Table 2.2-2. Uses that are more community serving in nature, as well as mixed use (neighborhood serving commercial uses and residential dwellings), may also be allowed.

General Commercial (GC)

This designation includes sites that provide general commercial uses that may be neighborhood serving and/or serve a broader area of the community than local shopping centers. Sites with this designation may be developed with a stand-alone general commercial use, two or more general commercial uses, or mixed use (general commercial uses and residential dwellings), as described in Table 2.2-2.

Regional Commercial (R)

This designation includes shopping centers with anchor and secondary tenants that are region-serving, as well as mixed use (regional commercial uses and residential dwellings), as described in Table 2.2-2.

Visitor Commercial (VC)

This designation is intended to provide sites for commercial uses that serve the travel and recreation needs of visitors and residents, as described in Table 2.2-2.

Office (O)

This designation provides for a wide range of general office, medical, and other professional uses. Ancillary commercial uses are also permitted.

Planned Industrial (PI)

This designation is intended to provide and protect industrial lands primarily for corporate office, research and development (R&D) and manufacturing uses. Ancillary commercial uses are also permitted.

Public (P)

This designation is intended to provide for schools, government facilities (civic buildings, libraries, maintenance yards, police and fire stations), public/quasi-public utilities, airport sites, and other facilities that have a public/quasi-public character.

Open Space (OS)

This designation includes natural resource areas (e.g. habitat, nature preserves, wetlands); areas for production of resources (e.g., agriculture, aquaculture, and water reservoirs); recreation and aesthetic areas (e.g., parks, beaches, greenways, trails, campgrounds, golf courses, and buffers between land uses); and open space for public safety (e.g., steep slopes, floodplains, bluffs).

Community Facilities

This designation is intended to provide community-serving facilities, such as child-care centers, places of worship, and youth and senior citizen centers.

Transportation Corridor

This designation is applied to major transportation corridors such as the Interstate-5 Freeway and the North San Diego County Transit District railroad and its right-of-way.

Summary of Density and Intensity

The proposed General Plan establishes density and intensity standards for various locations in Carlsbad by land use type. Table 2.2-2 presents a summary of these standards.

Table 2.2-2: Density and Intensity Standards

| <i>Land Use Designation</i> | <i>Label</i> | <i>Residential Density Range (Minimum to Maximum Dwelling Units/Acre)</i> | <i>Growth Management Control Point Density¹ (Dwelling Units/Acre)</i> | <i>Residential Density Used in the Housing Element² (Dwelling Units/Acre)</i> | <i>Maximum Permitted FAR</i> |
|--------------------------------------|--------------|---|--|--|------------------------------|
| Residential | | | | | |
| R-1.5 Residential | R-1.5 | 0 to 1.5 | 1 | 1 | - |
| R-4 Residential | R-4 | 0 to 4 | 3.2 | 3.2 | - |
| R-8 Residential | R-8 | 4 to 8 | 6 | 4 | - |
| R-15 Residential | R-15 | 8 to 15 | 11.5 | 8 | - |
| R-23 Residential | R-23 | 15 to 23 | 19 | 15 | - |
| R-30 Residential | R-30 | 23 to 30 | 25 | 23 | - |
| Non-Residential and Mixed Use | | | | | |
| Local Shopping Center | L | 15-30 | - | 15 | 1.0 ³ |
| General Commercial | GC | 15-30 | - | 15 | 0.5 ⁴ |
| Regional Commercial | R | 15-30 | - | 15 | 0.5 ⁴ |
| Visitor Commercial | VR | - | - | - | 0.5 |
| Village | V | District 1-4: 28-35 District 5-9: 18-23 | - | District 1-4: 28 District 5-9: 18 | 1.2 ⁵ |
| Office | O | - | - | - | 0.65 |
| Planned Industrial | PI | - | - | - | 0.5 |

1. Residential development shall not be approved above this density, except as provided for by Policy 2-P.8 of the proposed General Plan. See Section 2.7 of the proposed General Plan for more information on Growth Management.

2. Residential development shall not be approved below this density, except as provided for by Policy 2-P.7 of the proposed General Plan.

3. Combined residential and non-residential FAR

4. Non-residential only. No separate combined residential and non-residential FAR

5. Inclusive of residential uses, where the maximum FAR for non-residential uses is 0.65

CLIMATE ACTION PLAN

The General Plan update process also includes development of a Climate Action Plan (CAP). The CAP is designed to reduce Carlsbad's greenhouse gas (GHG) emissions and streamline environmental review of future development projects in the city in accordance with the California Environmental Quality Act (CEQA). The CAP includes goals, policies, and actions for Carlsbad to reduce GHG emissions and address climate change and includes:

- An inventory of the Carlsbad's citywide and local government GHG emissions;
- Forecasts of future citywide and local government GHG emissions;
- A comprehensive, citywide strategy and actions to manage and reduce GHG emissions, with emission targets through year 2035; and
- Actions that demonstrate Carlsbad's commitment to achieve state GHG reduction targets by creating enforceable measures, and monitoring and reporting processes to ensure targets are met.

The timeframe for the CAP extends from the date of adoption through 2035. The proposed General Plan and the CAP are anticipated to be adopted concurrently, and both are evaluated in this draft Program EIR.

ZONING MAP AND LOCAL COASTAL PROGRAM LAND USE AND ZONING MAPS

The proposed General Plan includes revisions to the General Plan Land Use Map; the city's Zoning Map and Local Coastal Program land use and zoning maps are proposed to be amended to ensure consistency with the proposed General Plan Land Use Map.

CITYWIDE FACILITIES AND IMPROVEMENTS PLAN (CFIP)

The proposed General Plan includes a provision to update the CFIP in order to ensure that the two documents are consistent with one another. Policy 3-P.10 in the proposed General Plan Mobility Element would require that the CFIP methodology for circulation Level of Service standards be updated to reflect the multi-modal approach established in the proposed General Plan.

2.3 Key Strategies

The proposed General Plan has been shaped by strategies to achieve the core values of the Carlsbad Community Vision. The key strategies include:

- *Active Waterfront.* New development will be located along the ocean waterfront, together with a new public promenade and open spaces, enabling residents and visitors to recreate along the ocean, and enjoy dining, shopping, and recreating along the waterfront.

- *Accessible Walkable Centers.* The General Plan seeks development of pedestrian-oriented shopping centers that are located to maximize accessibility from residential neighborhoods. Where appropriate, these centers would also include high and medium density housing surrounding the retail uses or integrated in mixed-use buildings.
- *Revitalized Older Neighborhoods.* The General Plan seeks revitalization of older neighborhoods. In the Village, new stores and restaurants that cater to residents and stay open later, cultural and arts activities that draw people from afar, and an increased population base will infuse the Village with vitality that will also draw new businesses and visitors. Care, attention, investment, and new housing and businesses will rejuvenate the Barrio. The Barrio's heritage and culture will be celebrated, and improved streetscapes, traffic calming, and safe pedestrian beach access from Chestnut Avenue will enhance the public realm and neighborhood livability.
- *Appropriate-Scaled Development.* New development will be scaled and designed to provide appropriate transitions to adjacent neighborhoods.
- *Reinforced Industrial/Research and Development Core.* The Palomar Airport Road corridor has emerged as one of the principal regional employment centers and is home to several globally-leading establishments; the corridor has been shaped by the city's foresight and business-friendly climate, proximity to the airport and regional connections, and availability of a highly skilled workforce. The General Plan reinforces continued growth and development of this core.
- *Housing Close to Jobs.* The General Plan locates new residential development proximate to the principal employment core along the Palomar Airport Road corridor, as well as the Village, the Barrio, other commercial and office areas, and the two Coaster stations for easy access to regional jobs and services.
- *Increased Street Connectivity.* A principal feature of the plan is improved street connectivity. A connection is proposed for College Boulevard through Sunny Creek Commercial. Also proposed is the connection of Poinsettia Lane through Aviara.
- *Promotion of Walking and Bicycling (livable streets).* The General Plan outlines improvements to pedestrian and bicycle systems. Opportunities for safe pedestrian crossing of the railroad, in addition to the one at Chestnut Avenue mentioned earlier, will be explored. Pedestrian Priority Zones around key centers and other places—such as schools—are outlined, to foster pedestrian comfort and safety.
- *Continued Commitment to Open Space Development.* The General Plan supports continuation of the open space and park planning efforts by the city. Any future development located in areas adjacent to sensitive biological resources, such as lagoons and hillsides, must comply with the city's Habitat Management Plan and open space regulations to ensure that habitats are preserved and open space is provided.
- *Preservation of Existing Neighborhoods.* More than 90 percent of the city, including established neighborhoods, will not see a change to the land uses planned by the General Plan.
- *Consistency with the Growth Management Plan.* The General Plan is consistent with the city's Growth Management Plan.

2.4 General Plan Buildout

Development of all uses planned on the proposed General Plan Land Use Map is referred to as buildout. The proposed General Plan has a 2035 horizon year for planning purposes; however, the proposed General Plan does not specify or anticipate when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation of a site for a certain use also does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development will depend on property-owner initiative. Table 2.4-1 describes the new development anticipated to result from application of land uses shown on the proposed Land Use Map on vacant and underutilized sites, according to analysis undertaken for the proposed General Plan. Table 2.4-2 describes the estimated population, residential and non-residential development, and job development anticipated at buildout of the proposed General Plan. The changes in land use designations proposed on the General Plan Land Use Map would allow for residential development that exceeds the Growth Management dwelling unit limitation in the northeast quadrant by 327 units. This excess is noted in the proposed General Plan, which establishes that the proposed land use designation changes will be modified during the public hearing process to ensure compliance with the Growth Management Plan.

Table 2.4-1: Estimated New Development (To Buildout¹)

| | <i>Residential (Dwelling Units)²</i> | <i>Commercial (Sq Ft)</i> | <i>Office (Sq Ft)</i> | <i>Industrial (Sq Ft)</i> | <i>Hotel Rooms</i> |
|---|---|-------------------------------|---------------------------|-------------------------------|------------------------|
| Inside Focus Areas | | | | | |
| <i>Focus Area</i> | | | | | |
| Barrío | 759 | 5,900 | – | – | – |
| Power Plant/Strawberry Fields | – | 822,500 | – | – | 580 |
| Village | 842 | 131,500 | – | – | 260 |
| Plaza Camino Real Commercial Corridor | – | 35,400 | – | – | – |
| Quarry Creek | 636 | – | – | – | – |
| Marja Acres | 164 | 44,900 | – | – | – |
| Sunny Creek Commercial | 399 | 67,000 | – | – | – |
| Mandana | 227 | – | – | – | – |
| Palomar Corridor | 1,042 | 183,800 | 724,000 | 4,564,800 | 350 |
| Southern Freeway Corridor | – | 157,300 | 18,700 | – | 140 |
| Ponto/ Southern Waterfront | 185 | 92,100 | – | – | 790 |
| Aviara | 281 | 17,500 | – | – | 60 |
| South El Camino Real | – | 121,300 | – | – | 80 |
| BJ/Robertson | 202 | 136,600 | – | – | – |
| La Costa Town Square Office | 120 | – | – | – | – |
| Encina Wastewater Authority South Parcel | 175 | 22,000 | – | – | – |

Table 2.4-1: Estimated New Development (To Buildout¹)

| | <i>Residential (Dwelling Units)²</i> | <i>Commercial (Sq Ft)</i> | <i>Office (Sq Ft)</i> | <i>Industrial (Sq Ft)</i> | <i>Hotel Rooms</i> |
|--|---|-------------------------------|---------------------------|-------------------------------|------------------------|
| <i>Sub-Total Focus Areas</i> | <i>5,032</i> | <i>1,837,200</i> | <i>742,700</i> | <i>4,564,800</i> | <i>2,260</i> |
| Outside Focus Areas | | | | | |
| <i>Quadrant</i> | | | | | |
| Northwest | 1,104 | – | – | – | 100 |
| Northeast | 1,363 | – | – | – | – |
| Southwest | 287 | 10,400 | 35,800 | 35,600 | – |
| Southeast | 421 | 284,000 | – | – | – |
| <i>Sub-Total Outside Focus Areas</i> | <i>3,175</i> | <i>294,400</i> | <i>35,800</i> | <i>35,600</i> | <i>100</i> |
| Total | 7,880³ | 2,132,200 | 778,500 | 4,600,400 | 2,360 |

1. The dwelling unit and building area numbers in this table are estimates; site/project specific analysis will determine the actual development potential of individual project sites.
2. Excludes second dwelling units and commercial living units, which are not counted for purposes of the city's Growth Management dwelling unit limitations described in Section 2.7 of the proposed General Plan.
3. Total of new residential dwelling units is 327 dwelling units fewer than the sum of the rows above. During the city's public hearing process to adopt the General Plan update, residential land use designation changes proposed in the city's northeast quadrant will need to be modified (reduced by a minimum of 327 units) to ensure the Growth Management dwelling unit cap (see Section 2.7 of the proposed General Plan) for said quadrant is not exceeded.

Source: City of Carlsbad, 2013; Dyett & Bhatia, 2013.

Table 2.4-2: Estimated Total Development (To Buildout)

| | <i>Existing¹</i> | <i>New Development (2035)</i> | <i>Total Buildout (2035)</i> |
|----------------------------|-----------------------------|-----------------------------------|------------------------------|
| Housing Units ² | 44,440 | 7,880 | 52,320 |
| Population | 108,246 | 22,906 | 131,152 |
| Commercial (sq ft) | 3,840,600 | 2,132,200 | 5,972,800 |
| Office (sq ft) | 5,622,700 | 778,500 | 6,401,200 |
| Industrial (sq ft) | 14,910,100 | 4,600,400 | 19,510,500 |
| Hotel Rooms | 3,600 | 2,360 | 5,960 |
| Jobs | 61,999 | 23,217 | 85,216 |

1. Existing residential units and population as of 2013. Existing non-residential development as of 2010. Jobs as of 2008.
2. Excludes second dwelling units and commercial living units, which are not counted for purposes of the city's Growth Management dwelling unit limitations.

Sources: California Department of Finance, 2013; SANDAG, 2008; City of Carlsbad, 2013; Dyett & Bhatia, 2013.

2.5 General Plan Implementation

The proposed General Plan provides specific policy guidance for implementation of the plan's concepts. Implementing these policies will involve coordinated actions by the City Council, the Planning Commission, other city boards and commissions, and city departments. The city also will need to work with the California Coastal Commission, Caltrans, San Diego County, adjacent cities, and other public agencies to implement policies that would affect topics governed by other agencies. The principal responsibilities that city officials and staff have for implementation of the proposed General Plan are briefly summarized below; details on their responsibilities are provided in the Carlsbad Municipal Code.

CITY COUNCIL

The City Council is responsible for the overall management of municipal affairs; it acts as the legislative body and is responsible for adoption of the General Plan and any amendments to the General Plan. The Mayor and four City Council members are elected by Carlsbad residents and serve four-year staggered terms. The Mayor serves as presiding officer during all City Council meetings and study sessions. The City Council appoints the City Manager who is the chief administrator of the city and has overall responsibility for the day-to-day implementation of the General Plan. The City Council also appoints other boards and commissions established under the Municipal Code.

The City Council's role in implementing the proposed General Plan will be to set implementation priorities and approve zoning map and text amendments, consistent with the General Plan, and a Capital Improvement Program and budget to carry out the plan.

PLANNING COMMISSION

The Planning Commission is responsible for reviewing and recommending adoption or amendment of the General Plan, zoning and subdivision ordinances, and other regulations, design guidelines, resource conservation plans, and programs and legislation needed to implement the General Plan. The Planning Commission also may review and recommend adoption of specific plans, neighborhood plans or special plans, as needed for plan implementation.

OTHER COMMISSIONS, COMMITTEES AND BOARDS

The city has a number of commissions, committees, and boards. Of particular relevance to the proposed General Plan are the Beach Preservation Committee, Parks and Recreation Commission, Historic Preservation Commission, and the Housing Commission.

CITY DEPARTMENTS

Community and Economic Development Department

The Community and Economic Development Department is responsible for the general planning and development review functions undertaken by the city. Specific duties related to General Plan

implementation include preparing zoning and subdivision ordinance amendments, and design guidelines; reviewing development applications; providing advice to project applicants; conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, development plans and projects; conducting review of building plans and permit inspections; code enforcement; and issuing encroachment and grading permits. Among other responsibilities, the department reviews projects for compliance with the CEQA, and is responsible for preparing environmental documents such as negative declarations, mitigated negative declarations and environmental impact reports.

Public Works Department

The Public Works Department provides overall administration and support for General Plan policies related to infrastructure. Staff is responsible for providing assistance and guidance to the general public and developers in regard to requirements and regulations for street, sidewalk, storm drainage, paving, grading, and other capital improvements. The department is also charged with the task of maintaining and improving all city-owned street trees, park trees, and all other trees considered to be publicly owned trees. In addition to these responsibilities, the department provides review and inspections of public infrastructure projects maintains traffic counts and speed studies on major arterial and collector streets throughout the city, and oversees the proper operation of the city-wide traffic signal system. It also plans and administers municipal capital improvements, storm water pollution control, and pavement management programs within the city. To carry out the General Plan, the department is tasked with preparing the Capital Improvement Program.

Parks and Recreation Department

The Parks and Recreation Department is responsible for acquisition, design, development and maintenance of park and recreation facilities in the community, including trails and special use areas, as well as running recreational programs. Within the overarching framework of the General Plan, the department conducts its own visioning efforts on the planning and design of parks to meet the recreation needs of a growing population and changing demographics.