

SP 201
LA COSTA DOWNS
SPECIFIC PLAN
April 3, 1991

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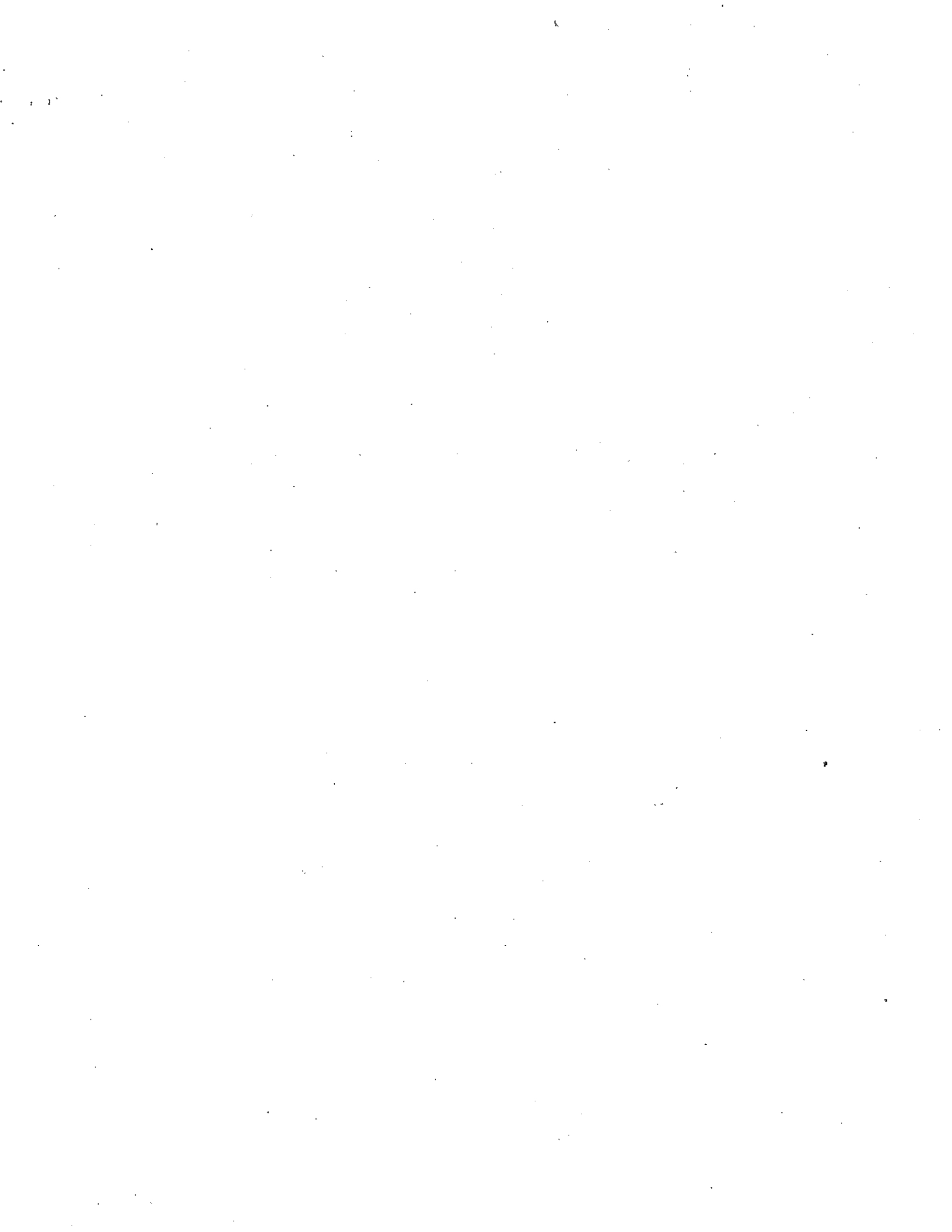
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LA COSTA DOWNS

SPECIFIC PLAN

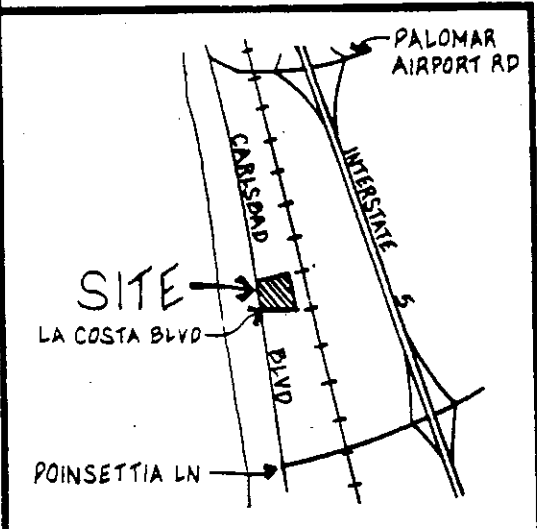
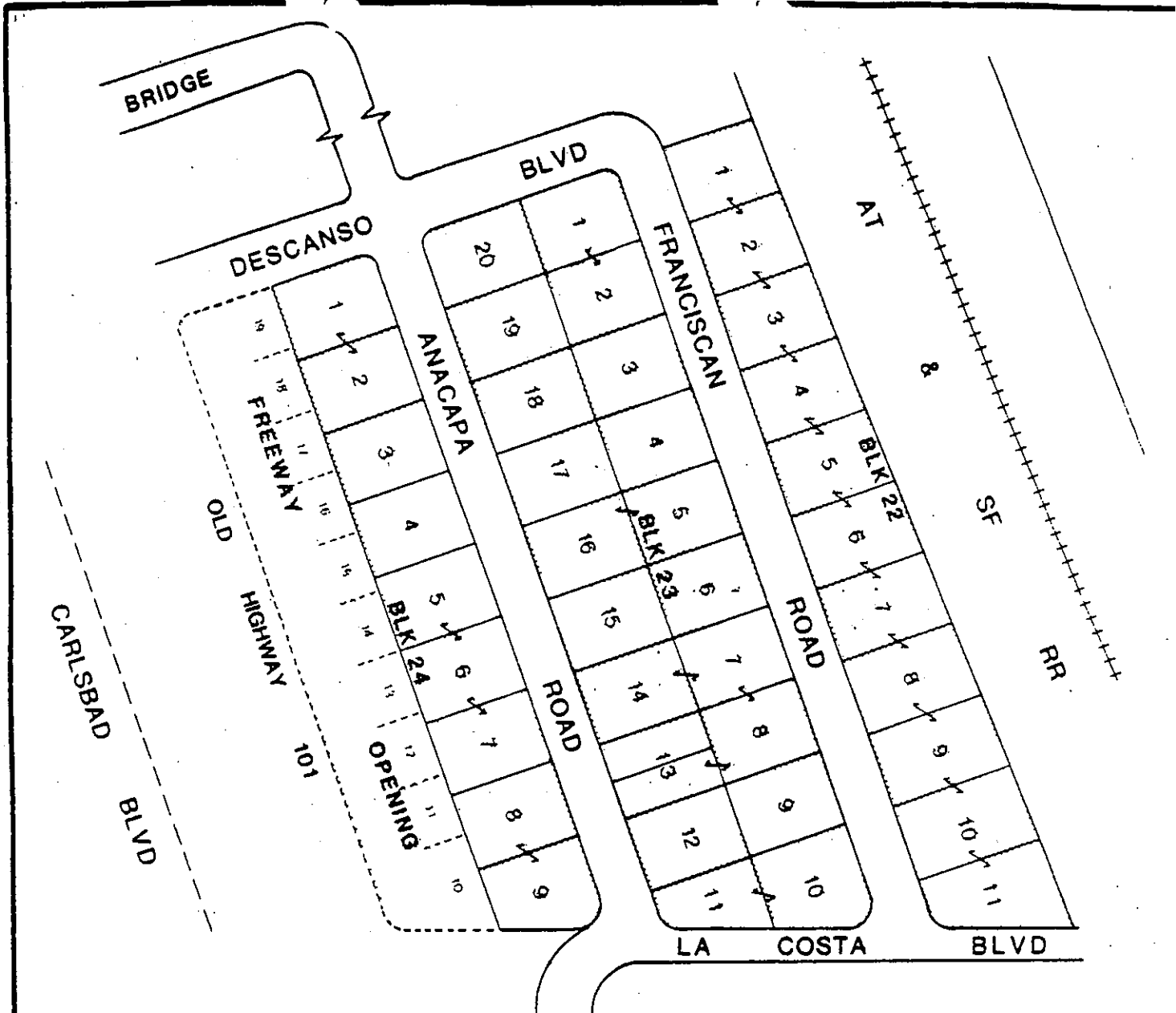
I. INTRODUCTION

A. PURPOSE:

In the 1920s the area known as La Costa Downs was subdivided into parcels and narrow streets, both now considered substandard, which make the area difficult to develop according to present standards. The La Costa Downs Specific Plan addresses this issue by providing a comprehensive set of guidelines to ensure orderly, attractive, and harmonious development. The guidelines are intended to create a residential development with standards which reflect, for the most part, those of a regular R-1 subdivision. In a few areas, criteria are more restrictive because of the smaller lot size. By establishing a specific set of standards, homeowners will know how they can best develop their property without the need for numerous variances from City standards.

B. LOCATION:

The subject property is approximately 4.5 acres in size and is located south of Palomar Airport Road, west of the AT&SF Railroad, east of Carlsbad Boulevard, and north of Lanikai Lane Mobile Home Park (see next page for location map).



FRONTAGE ROAD

LANIKAI LANE
MOBILE HOME PARK

↙ CONNECTS LOTS UNDER
COMMON OWNERSHIP

City of Carlsbad

CITY OF CARLSBAD-LA COSTA DOWNS

SP 201

C. LAND DESIGNATIONS:

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|---------------------|-----------------------------|-----------------|
| GENERAL PLAN: | RM (4-8 du/ac, 6.0 g.c.p.*) | N/A |
| ZONING: | R-1-10,000 | N/A |
| LOCAL COASTAL PLAN: | 3 MHD (10-20 du/ac) | N/A |
| GROWTH MANAGEMENT: | Zone 22 LFMP | N/A |

D. GENERAL PROVISIONS:

1. The Specific Plan implements the City of Carlsbad's General Plan and Municipal Code by providing guidelines and standards for the full development of the area by requiring facilities and services consistent with the regulations and ordinances of the City's Local Facilities Management Plan for Zone 22; and by ensuring that all City standards and requirements will be met in a consistent and uniform manner. Unless specifically discussed in this Specific Plan, all City policies and ordinances apply to the La Costa Downs Specific Plan Area as they would apply to any property in the City of Carlsbad. Unless specifically addressed, the Specific Plan requires conformance with all applicable City development standards and requirements.
2. The Specific Plan sets standards for development and does not provide a guarantee of approval for future discretionary acts or projects within its boundaries. The permitted uses and development standards contained in this plan may be more stringent than those found in the underlying zoning. Therefore, the provisions of this plan shall take precedence over the underlying zone. The provisions of the underlying zone shall apply to subjects not covered in this plan. Where conflict may exist between this Specific Plan and the underlying zone, the most restrictive shall prevail.
3. Development within the Specific Plan shall be subject to all present and future Growth Management plans, policies or ordinances adopted by the City Council or by citizen vote including but not limited to Chapter 21.90 of the Carlsbad Municipal Code (Growth Management). A Local Facilities Management Plan for Zone 22 was previously processed pursuant to the City's Growth Management Program. This zone plan provides a detailed description and analysis of how Zone 22 will develop from its current status to buildout. The zone plan also demonstrates how and when each facility and improvement will be constructed in order to accommodate development within the Zone (phasing). The zone plan also provides a complete description of how each facility and improvement will be financed when mitigation is necessary.

*Growth Control Point

II. LAND USE

A. PERMITTED USES

Single family, detached dwellings, and accessory structures. Any principal use, accessory use, transitional use or conditional use permitted in the underlying zone is permitted subject to the same conditions and restrictions applicable in such underlying zone and to all of the requirements of this Specific Plan.

B. DEVELOPMENT STANDARDS

1. LOT SIZE: Lots created by La Costa Downs, Unit No. 1, Map 2013 cannot be further subdivided. Individual lot size reductions made by the County Assessor's Office for tax purposes are not considered legal lots by the City of Carlsbad. Building permits will not be issued for any lot adjusted to a smaller size than those lots shown on La Costa Downs Unit No. 1., Map. 2013. Lots may be merged to increase buildable area if processed pursuant to Chapter 20.36 of the Carlsbad Municipal Code.
 - a) Prior to the issuance of building permits for Lots 8 or 13 of Block 23, the property owners shall submit a request for a Certificate of Compliance to determine whether or not these lots were legally divided.
2. LOT COVERAGE: Maximum 40%.
3. SETBACKS (after required dedications are made):
 - a) Front: 20 feet from property line.
 - b) Street sideyard: 10 feet from property line.
 - c) Side: 10% of the lot width or a minimum of 6 feet whichever is most restrictive, however, such sideyard need not exceed ten feet.
 - d) Rear: 15 feet from the property line.
 - e) Projections: Fireplace structures, cornices, eaves, belt courses, sills, buttresses, and other similar architectural features projecting from a building may intrude up to two feet into the required distance between buildings.
 - f) Accessory Structures: One-story accessory structures, patio covers, etc., within the rear yard shall be set back a minimum of 5 feet from the side and the rear property lines. The distance between buildings used for human habitation and accessory buildings shall not be less than ten feet.
 - g) Roof decks: Roof decks may be constructed as long as they are an integral part of the structure and do not extend into any required yard.

4. PARKING:

Each single family dwelling must provide a two-car garage with a minimum interior dimension of 20' x 20'. Driveways shall be a maximum width of 24' at the curb with a preferred width of 16'.

5. BUILDING HEIGHT:

No newly constructed, reconstructed, altered or enlarged residential structure within the La Costa Downs Specific Plan shall exceed two stories or twenty-five feet in height, whichever is less. Covered parking areas shall be considered to be a story and shall be included in determining building height.

6. LANDSCAPING:

A minimum of one 15 gallon tree shall be planted in each front yard setback prior to occupancy. One of the following species may be selected: Cupaniopsis Anacardioides (Carrotwood), or Washingtonia Robusta (Mexican Fan Palm). Trees shall be planted a minimum of 3', from inside the property lines and set back from the corner per City requirements. All other landscaping shall be selected by individual property owners. All landscaping shall be installed and maintained by property owners. Drought tolerant landscaping is encouraged.

7. COASTAL DEVELOPMENT PERMIT:

All of the La Costa Downs Specific Plan area is in the Coastal Zone and therefore subject to the requirements of the California Coastal Commission. To ensure compliance with these regulations, prior to the issuance of each building permit, the project applicant shall submit a copy of a Coastal Development Permit approving development that is in substantial conformance with the La Costa Downs Specific Plan (SP 201).

8. GRADING/DRAINAGE:

All lots shall follow the natural terrain to the most feasible extent possible. Cut and/or fill on each lot shall be limited to that necessary to provide adequate drainage. Drainage of each lot shall be directed to a public street or approved easement. Lots within Block 22 (adjacent to AT&SF Railroad) shall follow the natural drainage course adjacent to the railroad right-of-way.

9. PARK-IN LIEU FEE:

All property owners shall pay park-in-lieu fees to the City, prior to the approval of building permits as required by Chapter 20.44 of the Carlsbad Municipal Code.

10. SCHOOL FEES:

All property owners shall provide school fees to mitigate conditions of overcrowding as part of their building permit application. These fees shall be based on the fee schedule in effect at the time of building permit application.

11. PUBLIC FACILITIES FEE:

Prior to the issuance of a building permit on each lot, each property owner shall pay the public facilities fee adopted by the City Council on July 28, 1987 and as amended from time to time, and any development fees established by the City Council pursuant to Chapter 21.90 of the Carlsbad Municipal Code or other ordinance adopted to implement a growth management system or facilities and improvement plan.

12. STREET IMPROVEMENTS:

Streets shall be designed in compliance with the following criteria:
(Please refer to Street Cross - Sections, page 26.)

a) ANACAPA ROAD (NORTH OF DESCANSO):

- 1) 60' right-of-way width.
- 2) 40' curb to curb width.
- 3) 5.5' contiguous sidewalks on both sides.

b) ANACAPA ROAD (SOUTH OF DESCANSO) AND FRANCISCAN ROAD:

- 1) 46' right-of-way width (existing 40' right-of-way plus additional 3' street dedication required by property owner on each side of street). An additional 3' utility easement shall be required on each side of the 46' right-of-way.
- 2) 36' curb to curb width.
- 3) 5' contiguous sidewalks on both sides (includes top of curb).
- 4) Parking shall be limited to one side of Anacapa Road until such time as Lanikai Lanes Mobile Home Park can be served with an alternate access.

c) DESCANSO BOULEVARD:

- 1) 51' right-of-way width (existing 40' right-of-way plus additional 11' dedication will be required from property owner on north side of Descanso at time of development). An additional 3' utility easement shall be required on the south side of Descanso Boulevard adjacent to the 51' right-of-way line.
- 2) 36' curb to curb width. (No access from office property at north to Descanso Blvd.).

- 3) 5' contiguous sidewalks on both sides (includes top of curb).
- 4) Additional 11' dedication required by property owner on north side of Descanso Blvd. No dedication will be required from property owner on south side of Descanso.

d) CUL-DE-SAC DESIGN ON ANACAPA ROAD:

- 1) Curb radius = 38'
- 2) Tangent length = 50'
- 3) Additional dedication may be required as determined by the City Engineer.
- 4) Until alternate access is provided to Lanikai Lane Mobile Home Park, a modified knuckle shall be constructed as shown on the "Road Alignment" illustration page 25.
- 5) Construction of full cul-de-sac and modified knuckle is required prior to occupancy of any building on Lots 8 or 9 of Block 24 and Lots 11, 12 or 13 of Block 25.

e) LA COSTA BOULEVARD:

- 1) Adjacent property owners may request street vacation by City of Carlsbad. Existing utilities will remain within appropriate easements. (Note: All street vacations must conform to State Code and are subject to approval by the City Council). Designated easements will be utilized to calculate lot size and determine setbacks; however, building construction shall not occur over said easement.
- 2) Additional right-of-way may be required as determined by the City Engineer.

f) ACCESS TO LANIKAI LANE MOBILE HOME PARK:
(Refer to "Road Alignment, page 25.)

Access to Lanikai Lane Mobile Home Park, shall be provided via an existing 25' wide easement plus additional right-of-way as required by City Engineer. Improvement of this access shall include but not be limited to modified knuckle and A.C. pavement base. It shall be the responsibility of the adjacent lots to develop this access (Ref. 13a)4) below). This access shall be considered temporary until permanent access to Carlsbad Blvd. is constructed. Permanent access to Lanikai Lane Mobile Home Park will be located approximately 2800 feet south of the existing Anacapa Bridge. When permanent access to Lanikai Lane is constructed, the access easement across Lot 9 of Block 24 shall remain as an emergency secondary access. A Knox Box gate shall be installed by the developer conditioned to provide permanent access to Carlsbad Boulevard.

13. PHASING OF PUBLIC IMPROVEMENTS:

Prior to development of any property within the Specific Plan boundary, certain public improvements are needed to ensure the health, safety and welfare of the future residents and the traveling public. The following conditions were developed to ensure adequate provision of these improvements concurrent with or prior to development of the properties covered by this Specific Plan.

a) STREETS:

Prior to issuance of any building permit within the Specific Plan boundary, the owner/permittee shall complete or guarantee the completion of the following traffic circulation improvements to provide safe vehicular and pedestrian access to the site. These improvements shall be constructed to the satisfaction of the City Engineer prior to occupancy of the respective dwelling unit.

- 1) Full half street improvement along the property frontage with the adjacent local street in accordance with the standards of this Specific Plan and City standards plus 14 feet of pavement on the opposite side of the street.
- 2) Any necessary offsite pavement and curbs to safely and adequately handle drainage and traffic circulation.
- 3) For units on Franciscan Road, construction of a minimum 28 foot wide street section offsite from the building site to Anacapa Road to provide safe ingress and egress to the project site.
- 4) Lots 8 and 9 of Block 24 and Lots 11, 12 and 13 of Block 23 shall be responsible for the full construction of a modified knuckle at the south end of Anacapa Road to provide vehicular turnaround and continued safe access into the Lanikai Lane Mobile Home Park.
- 5) Lots 1 thru 9 inclusive of Block 24 are responsible for the construction of curbs, gutters and street lights along their frontage on Carlsbad Boulevard. If the ultimate alignment of Carlsbad Boulevard has not been fixed at the time of building permit issuance, the owner/permittee shall post a cash deposit with the City in the amount of \$40.00 per lineal foot of frontage. The deposit amount includes provision for the design, construction, inspection and contract administration of the required improvements and shall be adjusted for inflation using the latest Engineering News Record Construction Cost Index. The current value as of April 3, 1991, of the ENR Construction Cost Index is \$4,754.90.

- 6) Prior to the issuance of each building permit, property owners shall install a temporary provision for a fire truck turnaround at any dead end access road which is in excess of 150 feet in length.

b) SEWER:

- 1) Prior to issuance of any building permit within the Specific Plan boundary, the owner-permittee shall construct a public sewerline along the property frontage and offsite of the property to the existing sewer trunkline at the south side of the Specific Plan boundary along an alignment determined by the City Engineer. This sewer line shall be completed to the satisfaction of the City Engineer prior to occupancy of the respective dwelling unit.

c) WATER:

- 1) Prior to issuance of any building permit within the Specific Plan boundary, a looped water line, sized in accordance with the Carlsbad Municipal Water District requirements, shall be provided from the existing water line along the southern Specific Plan boundary down Anacapa Road to Descanso Boulevard and from Descanso Boulevard back to the existing water line. All areas of the water line beneath paved sections shall include all water service laterals to each of the properties.
- 2) Prior to issuance of building permits on Lots 10 or 11 of Block 23, or Lot 11 of Block 22, the owner shall construct a 15' wide all-weather access road in the water easement to the satisfaction of the Carlsbad Municipal Water District.
- 3) All fire hydrants shall be provided as shown on Exhibit D and shall be designed to the satisfaction of the Fire Department to maintain a required fire flow of 1000 gallons per minute (GPM) at 20 pounds per square inch (PSI) residual. All fire hydrants shall be provided prior to occupancy of the first unit.
- 4) Landscape Plans shall be designed to minimize water use. Lawn and other Zone 1 plants (see Landscape Manual) shall be limited to areas of special visual importance or high use. Mulches shall be used and irrigation equipment and design shall promote water conservation.
- 5) Irrigation systems to accommodate future reclaimed water shall be designed consistent with Title 17 of the California Administrative Code. Offsite future reclaimed water distribution systems should be anticipated by the installation of adequately sized sleeves at crossing points to minimize street excavation.

- 6) The entire potable and non-potable water system/systems for subject project shall be evaluated in detail to ensure that adequate capacity and pressure for domestic, landscaping and fire flow demands are met.
- 7) Prior to issuance of the first building permit, the property owner shall schedule a meeting with the District Engineer and the City Fire Marshal and review the preliminary water system layout prior to preparation of the water system improvement plans.
- 8) Prior to issuance of the first building permit the property owner shall be responsible for all fees and deposits plus the major facility charge which shall be collected at time of issuance of building permit. The property owner shall pay a San Diego County Water Authority capacity charge which shall be collected at issuance of application for meter installation.

d) UNDERGROUNDING OF PUBLIC UTILITIES:

- 1) Prior to issuance of any building permit within the Specific Plan boundary, the owner shall enter into an agreement not to oppose the formation of an underground assessment district. If the street and utility improvements for the Specific Plan area are constructed utilizing an assessment district or other comprehensive financing program, all overhead lines within the Specific Plan boundary shall be undergrounded to the satisfaction of the City Engineer. If individual owners construct the required improvements, the overhead utility lines may remain or be relocated consistent with the proposed improvements.

14. PUBLIC IMPROVEMENT FINANCING:

Since adequate public improvements do not exist to serve the Specific Plan property, and because it is burdensome for one property owner to install the initial infrastructure needed to provide adequate public services to their property, alternative financing may be necessary to develop the Specific Plan properties. The following is a listing of the available financing alternatives to fund construction of the needed improvements.

- a) Assessment District: There are several state laws which deal with the formation of special assessment districts for the purpose of financing street and utility improvements. Generally, the formation of such a district involves the submittal of a petition containing the signatures of a majority of property owners within the proposed district and the consent of the City Council to form the district. City policy would normally require that the owner/developer front the needed money to prepare the design plans and retain counsel prior to formation of the district. This is the preferred method to finance and construct the required improvements.
- b) Owner/Developer Funded: Several owners within the Specific Plan boundary could join together and pool their resources to design, construct and finance the required improvements.
- c) Reimbursement Agreement: City Ordinances provide for the establishment of reimbursement agreements with owner/developers wherein the required improvements exceed the need of one particular developer. This generally applies to the oversizing of sewer, drainage and water facilities. Since the drainage, utility and road improvements required of this Specific Plan area are the minimum required by City standards to serve even one unit, reimbursement agreements would not be an appropriate financing tool for this project.

15. NOISE ATTENUATION:

Lots located in the La Costa Downs Subdivision may be subject to possible noise and vibration impacts from the Atchison, Topeka and Santa Fe Railroad, Carlsbad Boulevard and the McClellan-Palomar Airport. Because the property was subdivided in 1929 it is not subject to the City's present Noise Policy; however, to improve the quality of life for La Costa Downs residents, the following noise mitigation measures shall be complied with:

- a) Prior to issuance of a building permits, the Building Director shall review the architectural plans to ensure compliance with the State of California interior noise standard of 45 CNEL. At that time, any additional measures (thicker glazing, sound absorption material, shielding of vents, or artificial circulation system) to further attenuate the noise to an acceptable level shall be required.

- 1) Where windows are required to be unopenable or kept closed in order to meet the interior noise standards, mechanical ventilation and cooling, if necessary, shall be provided to maintain a habitable environment. The system shall supply two air changes per hour to each habitable room including 20% (one-fifth) fresh make-up air obtained directly from the outdoors. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90° bend.
- b) Prior to the close of escrow upon the sale of each lot, the owner shall prepare and record a notice that this property may be subject to impacts from Carlsbad Boulevard, the Atchison, Topeka and Santa Fe Railroad and the McCiellan Palomar Airport in a manner meeting the approval of the Planning Director and City Attorney (See Exhibits A, B, and C).
- c) Prior to occupancy of the first dwelling unit, decorative six foot walls shall be constructed along the Atchison, Topeka and Santa Fe Railroad property line and the Carlsbad Boulevard right-of-way line. Said walls shall be constructed of concrete block and any other sound attenuation material deemed by the Planning Director to provide adequate noise protection. If a noise study determines the wall could be of a lower height and still provide noise protection, the lower height shall be acceptable. The design of said walls shall be subject to the approval of the Planning Director and City Engineer. Property owner(s) may enter into a reimbursement agreement with the City administering the agreement and the property owners paying 100% of the cost of construction including administration fees.

16. MAILBOXES:

Combined mailbox units shall be placed behind the sidewalk subject to the approval of the City Engineer.

17. LOCAL FACILITIES MANAGEMENT PLAN:

La Costa Downs is located within Local Facilities Management Plan Zone 22 and must comply with all conditions stipulated therein and any amendments made to that plan prior to the issuance of building permits. These conditions include the requirement for the property owners in Zone 22 to provide a comprehensive financing plan which must be approved by the City Council prior to the issuance of a grading permit or building permit, whichever occurs first. Key facilities to be financed include drainage and circulation.

a) Drainage:

The Local Facilities Management Plan for Zone 22 did not specify upgrades to existing drainage structures. The City of Carlsbad is currently upgrading its Drainage Master Plan which will evaluate the capacity of major storm drain facilities impacted by this specific plan. If the storm drain facilities are determined to be inadequate, then future development in this specific plan will be required to participate in appropriate mitigation.

b) Circulation:

A financing plan guaranteeing the construction of the following circulation facilities must be approved:

- 1) Palomar Airport Road and I-5 interchange
- 2) Poinsettia Lane and I-5 interchange
- 3) Palomar Airport Road widening
- 4) Poinsettia Lane widening
- 5) Completion of Avenida Encinas
- 6) Intersection and signal modifications as necessary

18. NOTIFICATION OF SPECIFIC PLAN:

Prior to the issuance of the first building permit on each lot there shall be a deed restriction placed on the deed to each lot subject to the satisfaction of the Planning Director notifying all interested parties and successors in interest that the City of Carlsbad has issued a Specific Plan on the real property owned by the declarant. Said deed restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the deed restriction. Said deed restriction(s) may be modified or terminated only with the approval of the City Council of the City of Carlsbad.

19. CITYWIDE MELLO-ROOS COMMUNITY FACILITIES DISTRICT

In accordance with the City's Growth Management Plan and the Public Facilities Element of the General Plan, it is necessary that all public facilities required to serve development be provided concurrent with need. At this time a Mello-Roos Community Facilities District (CFD) is proposed to finance the construction of several Citywide facilities necessary to serve new development. One of these facilities is the I-5 interchange at Poinsettia Lane. The Zone 22 LFMP is specifically conditioned to provide a financing mechanism for improvements to this interchange. In addition, the new South Carlsbad Library is required for all new residential development. Therefore, guaranteed financing for these two Citywide facilities is necessary in order to find that the La Costa Downs subdivision will provide adequate public facilities concurrent with need.

If the CFD is formed, the vacant developable land in Zone 22, including the La Costa Downs subdivision, would become part of the district. This would satisfy the requirement for financing the Poinsettia interchange improvements and the Library. The CFD, if formed, would impose a special two-level tax on the land to pay for these facilities. For properties with a General Plan designation of RM, such as La Costa Downs, the maximum tax on undeveloped land would be \$1,294 per net acre per year. At the time of residential building permit issuance, a one time tax of no more than \$2, 810 per dwelling unit would be assessed. After that, no further tax would be assessed as part of this CFD.

If the CFD is not formed, there would not be guaranteed financing for the Citywide facilities needed to serve Zone 22. In that case, no further permits of any kind would be approved in the zone unless an alternate financing program acceptable to the City is provided.

a) Approval of this Specific Plan is contingent upon the provision of adequate public facilities to satisfy the Public Facilities Element of the General Plan. At this time a Mello-Roos Community Facilities District is proposed to finance the construction of several Citywide facilities necessary to serve new development. If the Mello-Roos Community Facilities District is not formed, or if the Community Facilities District is formed but the Zone 22 properties are not participants within that District, the required General Plan Consistency finding cannot be made. No discretionary approvals, Building Permits, Grading Permits, Final Maps, or development permits will be issued or approved unless an alternate financing mechanism is provided by the developer and approved by the City Council to finance the facilities legally applicable to Zone 22 that would have been or are included in the Community Facilities District. For purposes of this condition the Mello-Roos District will be considered to be formed following an affirmative vote of the property owners plus a 30-day period as prescribed by law to provide for any protest regarding formation of the District.

20. ODOR IMPACTS

Lots located in the La Costa Downs Subdivision may be subject to possible odor impacts from the Encina Sewer Plant. To improve the quality of life for La Costa Downs residents the following mitigation measure shall be complied with:

- a) Prior to the close of escrow upon the sale of each lot, the owner shall prepare and record a notice that this property may be subject to odor impacts from the Encina Sewer Plant in a manner meeting the approval of the Planning Director and City Attorney (See Exhibit D).

21. COMMUTER RAIL TRANSIT STATION

Lots located in the La Costa Downs Subdivision may be subject to possible noise and traffic congestion impacts from a potential commuter rail transit station to be located south of Lanikai Lanes Mobile Home Park. To improve the quality of life for La Costa Downs residents the following mitigation measure shall be complied with:

- a) Prior to the close of escrow upon the sale of each lot, the owner shall prepare and record a notice that this property may be subject to noise and traffic impacts from a future commuter rail station in a manner meeting the approval of the Planning Director and City Attorney (See Exhibit E).

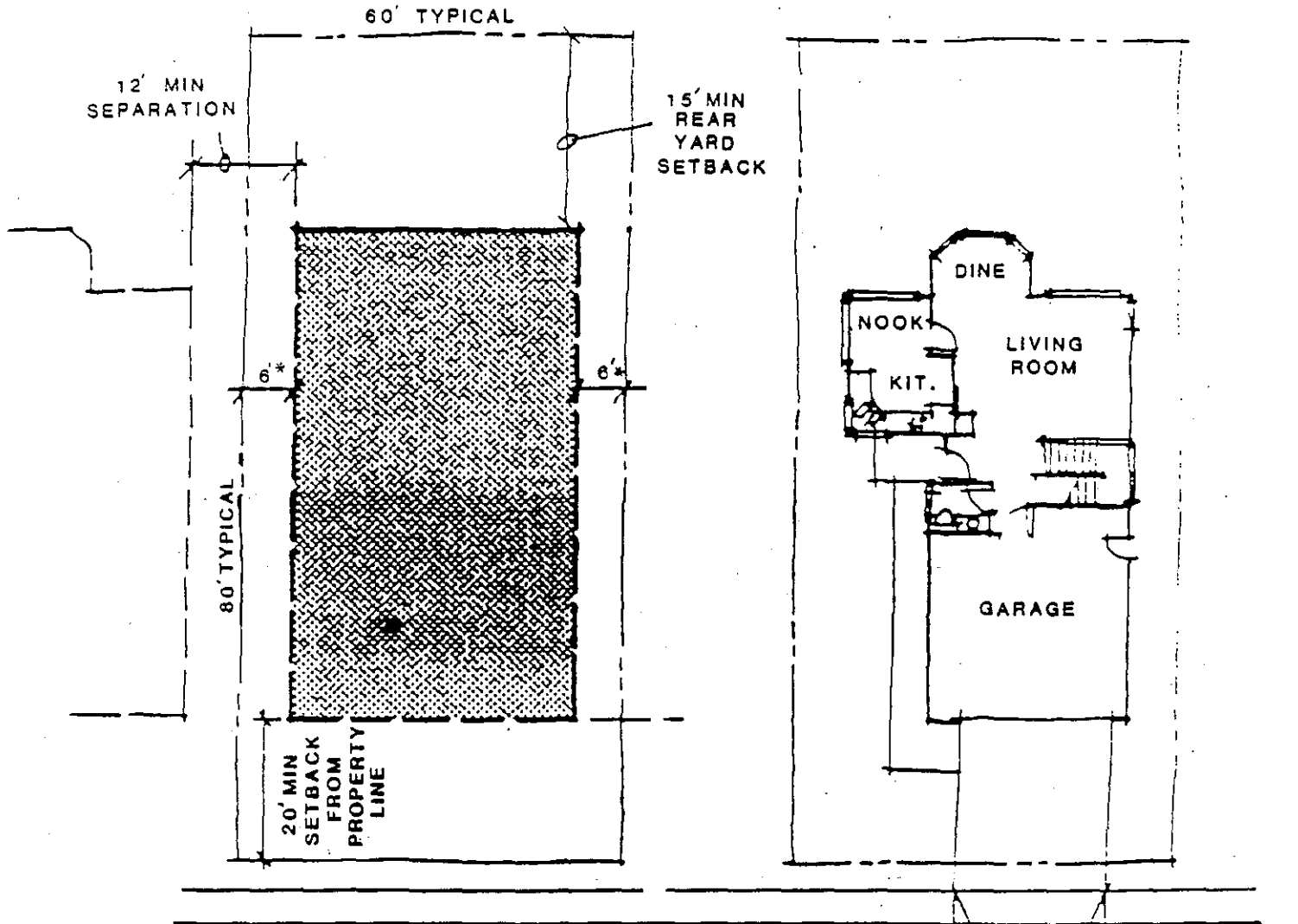
III. ARCHITECTURAL GUIDELINES

A. SITE DESIGN:

In La Costa Downs, as in all small lot subdivisions, architecture becomes a very important element in the overall design. The La Costa Downs Specific Plan does not propose one style of architecture nor one set of design standards; however, architecture utilizing elements of good design is desired.

On the following pages, a series of architectural guidelines and schematics are presented to provide additional guidance to property owners. It should be noted that the schematics and building envelopes are prototypes and are not intended to constrain more creative solutions.

SITE DESIGN



**TYPICAL BUILDING
ENVELOPE**

**EXAMPLE FLOOR
PLAN**

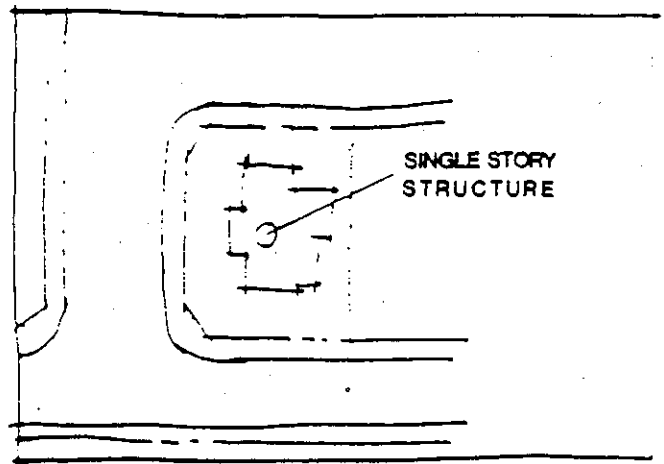
EXAMPLE LOT SIZE: 60' x 80'

**LOT WIDTHS AND DRIVEWAY LOCATIONS DESIGNED TO
ACCOMMODATE ONE ON-STREET PARKING SPACE
PER RESIDENCE**

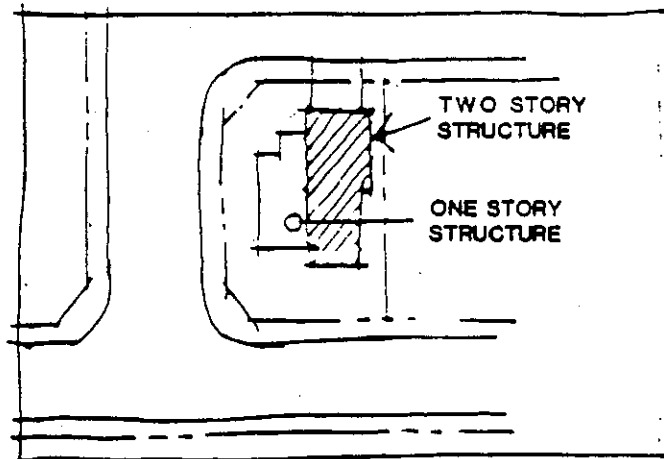
* City standards require minimum 5 foot positive drainage away from building footing or 3 foot upon Soils Engineer recommendation. Other standards govern berm height and width requirements along top of slope. Drainage details to be approved by City Engineer at time of building plancheck.

CORNER LOT TREATMENT

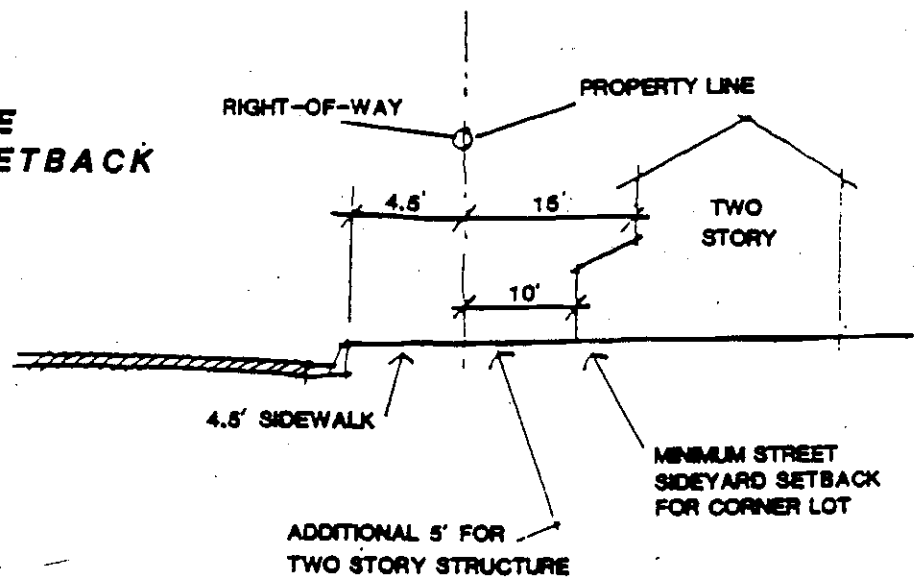
USE SINGLE STORY



**OR SET BACK
TWO STORY ELEMENT**



**OR INCREASE
SIDEYARD SETBACK**



B. BUILDING ARCHITECTURE:

BACKGROUND

An important element in a quality residential environment is its aesthetic appearance. Residential neighborhoods that are visually and aesthetically pleasing -- that possess a sense of harmony and continuity -- contribute to a relaxed and enjoyable lifestyle. Strong and balanced architectural design can create a "sense of place" whereby residents can easily identify and relate to their own homes and neighborhoods.

A pleasing living environment can be created through the application of good architectural and neighborhood design principles. The primary application of these design principles is directed towards residential architecture and the streetscape.

GENERAL DESIGN STANDARDS

The following set of architectural standards may help the architect, planner, engineer and builder in creating aesthetically pleasing residential areas:

- ◀ Visual interest should be created through the use of varied entry treatments in single family and townhome type dwelling units. See Figure 1, page 20.
- ◀ Varied building height and roof massing are encouraged. See Figure 1, page 20.
- ◀ To create streetscape variety, multiple building elevation treatments -- including roof, window, siding, trim, accent, garage door and/or entry types, should be utilized.
- ◀ Streetscape unity can be strengthened through the use of common roof, siding, wall and fence materials or through the use of common exterior architectural treatments on structures located along the street. Alternatively, variety can be created by introducing a limited number of different roof, side, and wall materials or treatments on structures along a street. See Figure 1, page 20.
- ◀ To avoid the dominance and repetitiveness of garage doors on the streetscene, property owners are encouraged to orient garages to face toward the side on some units. See Figure 2, page 21.
- ◀ Building faces (particularly front elevation planes) and roof planes should be varied in placement and size to avoid visual monotony, and to create interest and human scale. See Figures 3 and 4, pages 22, 33.
- ◀ Further architectural articulation of building faces and roof planes can be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, bay windows, or entry courts. See Figure 3, page 22.

- ◀ In two-story structures varied and horizontally offset floor plans can be used to produce exterior building and roof plane articulation. See Figure 3, page 22.
- ◀ In two-story structures, scale and vertical transition can be created in the front of the structure by "stepping back" the second story and providing a partial roof or trellis at the top of the first floor level. This eliminates continuous two-story vertical building planes. See Figure 3, page 22.
- ◀ An accent window having a different or articulated shape (e.g., rounded, diamond and/or with contrasting moldings) or with a finer texture (e.g., many small panes) can be used to create interest on building elevations. See Figure 3, page 22.
- ◀ Visual focus can be created through increasing texture, detail, color or trim in the architectural feature to be emphasized. Articulation of entries including doors, alcoves, entry walls, gates, overhead trellises/sunroofs, light fixtures, and contrasting colors, are common methods of creating building visual/functional focus and sense of identity. See Figure 3, page 22.
- ◀ The texture and character of composition shingle roofs can be enhanced by using thick butt shingles and by adding double shingles along the hips and ridgelines of the roof.
- ◀ When used on roofs, solar energy equipment such as solar panels, solar modules or piping should be well integrated into roof design in terms of placement and color.
- ◀ To reduce the visual impacts on the traveling public using Carlsbad Boulevard, the rear building elevations on the homes backing up to Carlsbad Boulevard (a Scenic Corridor) shall integrate off-set building planes and articulated windows and doors into the architectural design.

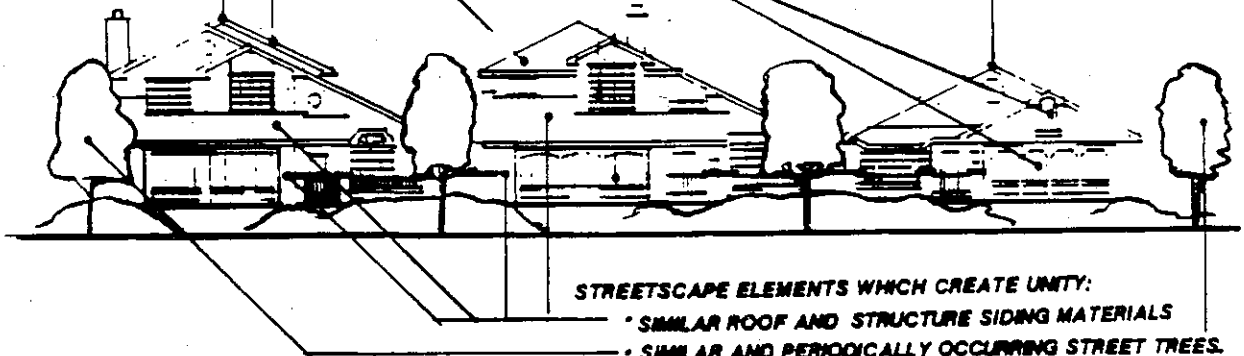
FIGURE 1

RESIDENTIAL ARCHITECTURE STREETSCAPE ELEMENTS



STREETSCAPE ELEMENTS WHICH CREATE INTEREST:

- VARIED ROOF HEIGHTS
- VARIED ROOF TYPES (EG. HIP AND GABLE ROOF)
- VARIED BUILDING FACADE TREATMENTS (ENTRIES, GARAGE DOOR, ACCENT FEATURES)



STREETSCAPE ELEMENTS WHICH CREATE UNITY:

- SIMILAR ROOF AND STRUCTURE SIDING MATERIALS
- SIMILAR AND PERIODICALLY OCCURRING STREET TREES.

FIGURE 2
RESIDENTIAL ARCHITECTURE
GARAGE FRONT ORIENTATION

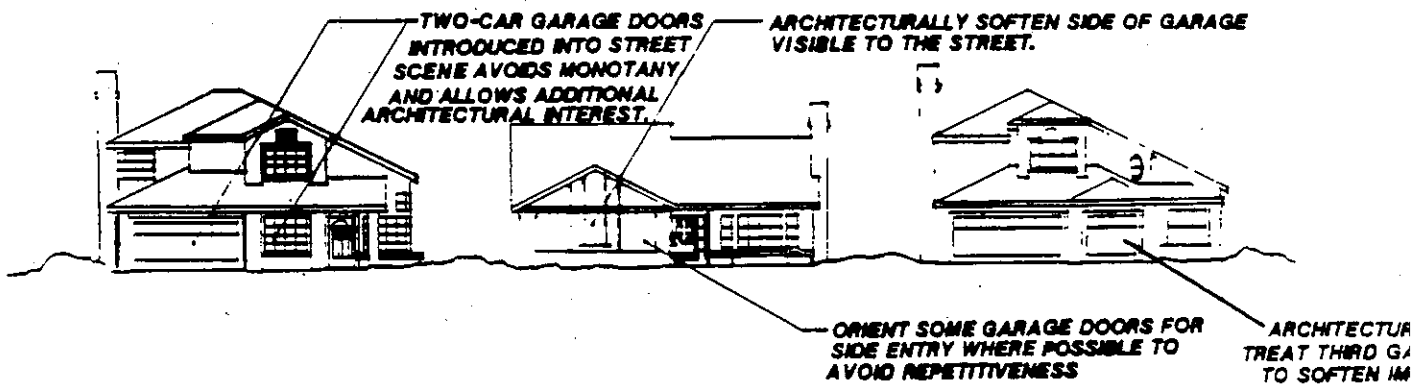


FIGURE 3

**ARCHITECTURAL DESIGN ELEMENTS
BUILDING FACADE**

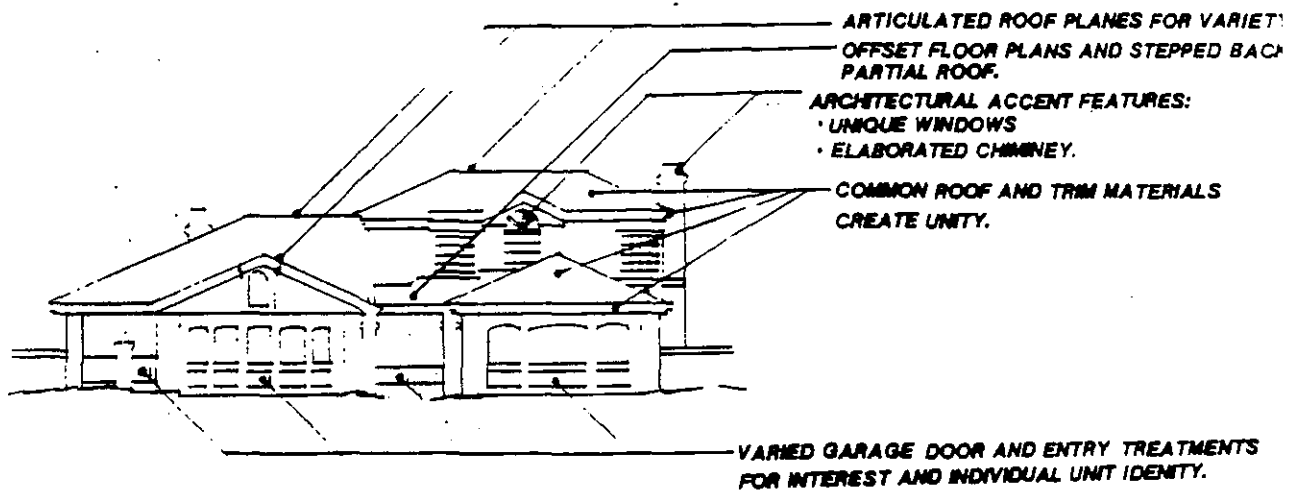
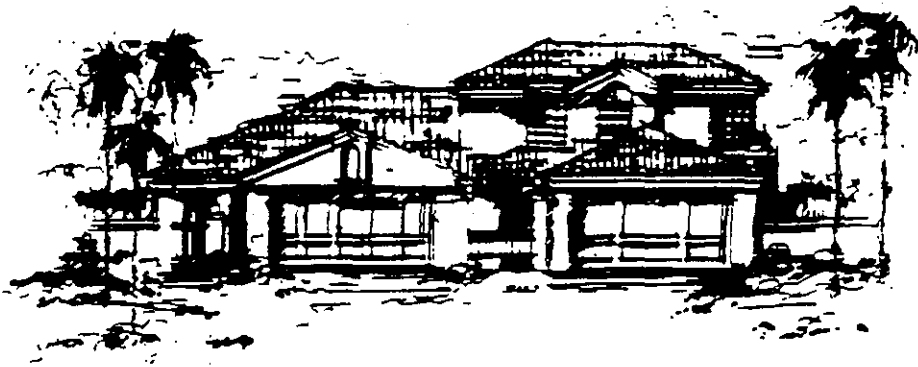
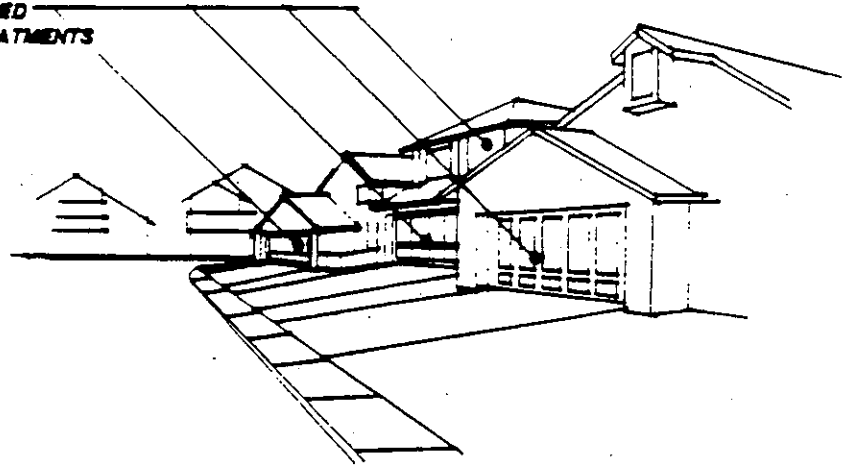


FIGURE 4
RESIDENTIAL ARCHITECTURE
BUILDING FACADE VARIATION

*VARIED GARAGE SETBACKS AND VARIED
BUILDING ARCHITECTURAL FACADE TREATMENTS
CREATE INTEREST*

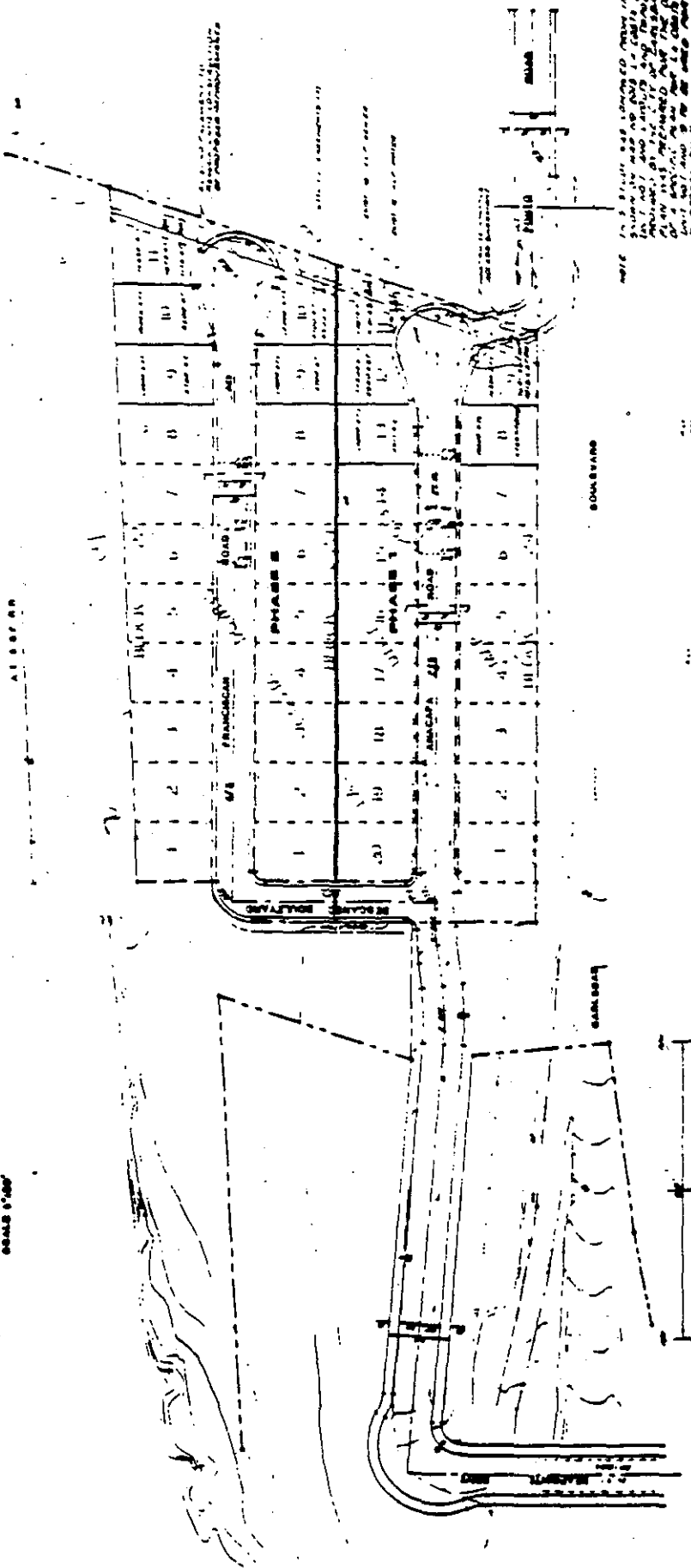


C. BUILDING MATERIALS:

- ◀ A plain surface should be embellished through the use of localized contrasting materials as accents or trims.
- ◀ To provide interest and/or architectural accents on structures predominately finished in stucco, moldings, cornices, insets or offsets should be used. Similarly, to create interest, portion of the exterior building surface should be covered with a complimentary building material, texture, or color.
- ◀ Instead of using contrasting materials on the same flat building surface it is best to offset the contrasting materials on different building planes.
- ◀ Any bare metallic surfaces (vents, pipes, gutters, flashing, etc.) should be painted or covered from view in a manner harmonious with the general exterior architectural treatment of the building.
- ◀ To better complement natural materials and earth tone colors commonly found in contemporary residential structures, the covering of metallic aluminum frames around doors or windows by wood, brick or stucco trim systems is encouraged. Anodized aluminum window frames are also appropriate.
- ◀ Driveway materials that retain their original beauty and strength such as textured concrete, brick, tile or conglomerate are encouraged outside the City right-of-way.
- ◀ Trees should be used to interrupt the appearance of a long, horizontal building mass.



SCALE 1"=100'



NOTE: THIS STUDY WAS APPROVED BY THE DISTRICT ENGINEER ON MAY 15, 1966. DURING THE COURSE OF THIS STUDY, THE DISTRICT ENGINEER HAS REVIEWED AND APPROVED THIS PLAN AND HAS ADVISED THAT THE DISTRICT ENGINEER'S OFFICE HAS NO OBJECTION TO THE PROPOSED ALIGNMENT AND LOT ADJUSTMENT STUDY.

ROAD ALIGNMENT AND LOT ADJUSTMENT STUDY,
ANACAPA ROAD TO PONTO ROAD IN
LA COSTA DOWNS UNIT NO. 1



ANACAPA ROAD (PORTION OF DISTRICT MAP NO. 1)
STRAIGHTENING AND
WIDENING

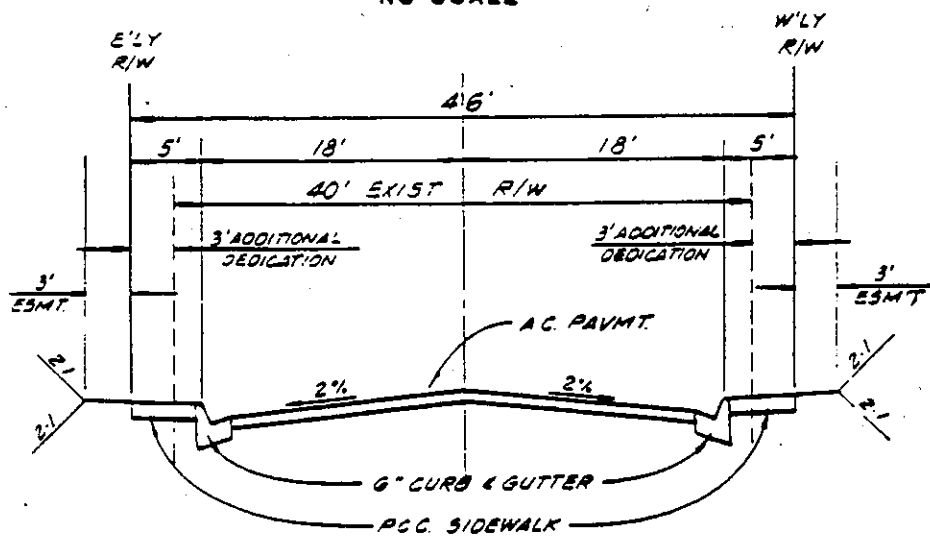
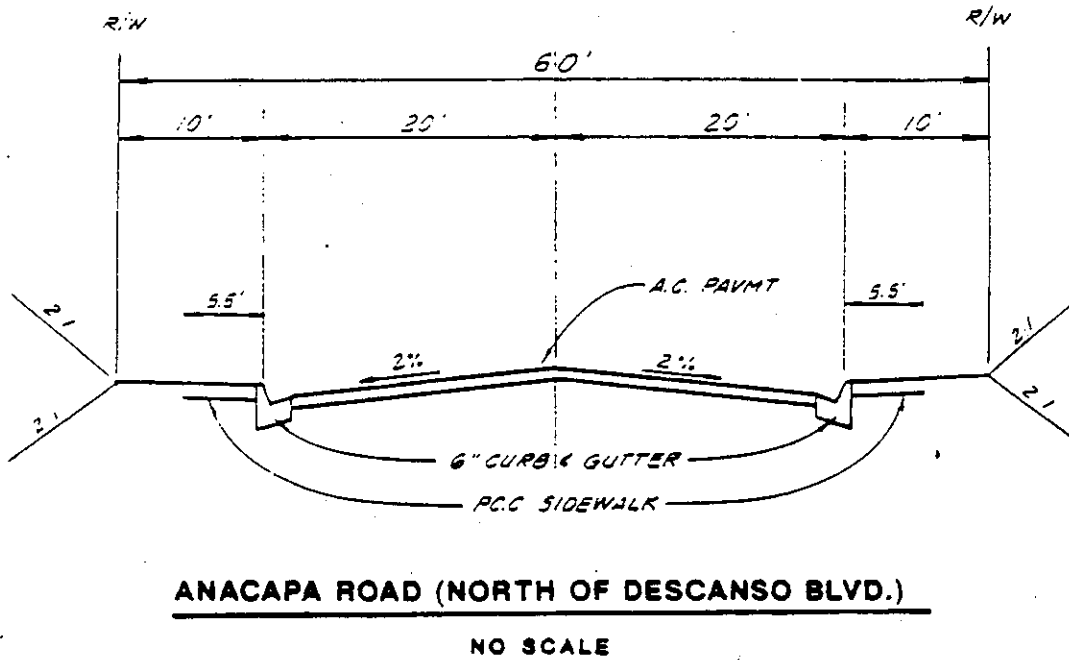
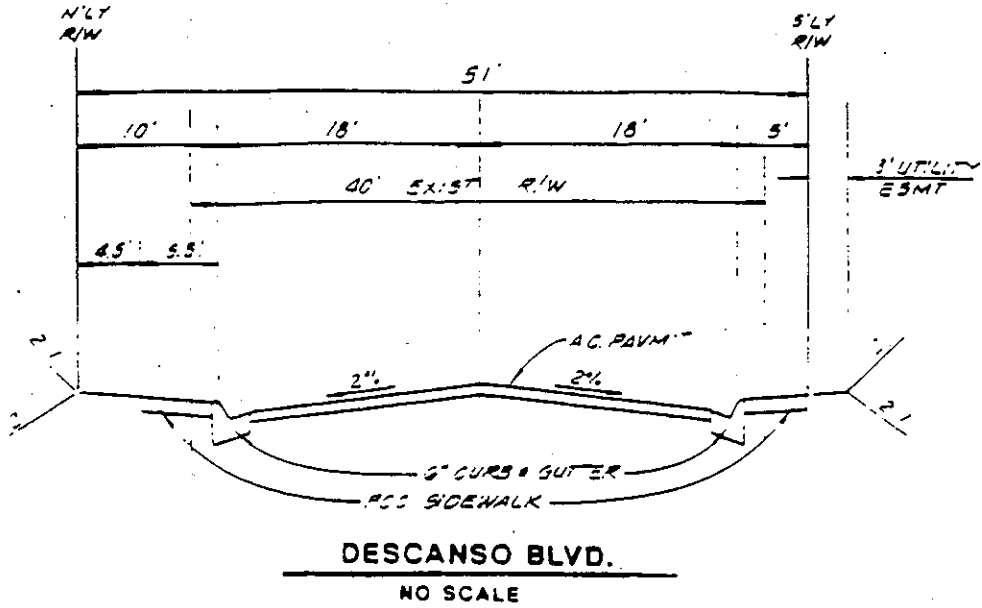
WEST ARROYO BLVD.
SAN JOSE, CALIF.

ANACAPA ROAD (PORTION OF DISTRICT MAP NO. 1)
WIDENING

NO. 00000

DATE: MAY 15, 1966

STREET CROSS SECTIONS



PLANNING COMMISSION RESOLUTION NO. 3146

1 A RESOLUTION OF THE PLANNING COMMISSION OF THE
2 CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING
3 APPROVAL OF SPECIFIC PLAN NO. 201 ON PROPERTY
4 GENERALLY LOCATED SOUTH OF PALOMAR AIRPORT
5 ROAD, WEST OF THE AT&SF RAILROAD, EAST OF
6 CARLSBAD BOULEVARD, AND NORTH OF LANIKAI LANE
7 MOBILE HOME PARK.

CASE NAME: LA COSTA DOWNS

CASE NO: SP 201

8 WHEREAS, a verified application has been filed with the City of Carlsbad
9 and referred to the Planning Commission; and

10 WHEREAS, said verified application constitutes a request as provided by
11 Title 21 of the Carlsbad Municipal Code; and

12 WHEREAS, pursuant to the provisions of the Municipal Code, the Planning
13 Commission did, on the 3rd day of April, 1991, and on the 17th day of April, 1991,
14 consider said request on property described as:

15 Blocks 22, 23, 24 of Map 2013, La Costa Downs Unit No. 1

16
17 WHEREAS, at said public hearing, upon hearing and considering all
18 testimony and arguments, if any, of all persons desiring to be heard, said Commission
19 considered all factors relating to SP 201.

20
21 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission
22 of the City of Carlsbad as follows:

- 23 A) That the foregoing recitations are true and correct.
- 24 B) That based on the evidence presented at the public hearing, the Commission
25 recommends APPROVAL of SP 201, according to Exhibit "X", dated April 3, 1991,
26 attached hereto and made a part hereof, based on the following findings and
27 subject to the following conditions:

Findings:

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1. **The site is** adequate in size and shape to accommodate residential development at the **existing** density.
2. The Planning Commission has, by inclusion of an appropriate condition to this project, ensured building permits will not be issued for the project unless the City Engineer determines that sewer service is available, and building cannot occur within the project unless sewer service remains available, and the Planning Commission is satisfied that the requirements of the Public Facilities Element of the General Plan have been met insofar as they apply to sewer service for this project.
3. School fees will be paid to ensure the availability of school facilities in the Carlsbad School District.
4. Park-in-lieu fees are required as a condition of approval.
5. All necessary public improvements have been provided or will be required as conditions of approval.
6. Assurances have been given that adequate sewer for the project will be provided by the City of Carlsbad.
7. This project will not cause any significant environmental impacts and a Negative Declaration has been issued by the Planning Director on July 12, 1989 and recommended for Approval by the Planning Commission on April 17, 1991. In recommending approval of this Negative Declaration the Planning Commission has considered the initial study, the staff analysis, all required mitigation measures and any written comments received regarding the significant effects this project could have on the environment.
8. **All property owners in the Specific Plan area are by condition, required to pay any increase in public facility fee, or new construction tax, or development fees, and has agreed to abide by any additional requirements established by a Local Facilities Management Plan prepared pursuant to Chapter 21.90 of the Carlsbad Municipal Code. This will ensure continued availability of public facilities and will mitigate any cumulative impacts created by the project.**
9. This project is consistent with the City's Growth Management Ordinance as it has been conditioned to comply with any requirement approved as part of the Local Facilities Management Plan for Zone 22.

...

PC RESO NO. 3146

10. The proposed guidelines allow residents a reasonable use of their land while providing a consistent framework for development to ensure a quality living environment.
11. The proposed Specific Plan implements the General Plan by providing small lot single family homes in an area with a density designation of Residential Medium, 4-8 du/ac.
12. The proposed Specific Plan is in compliance with the Growth Management Ordinance because all property owners have been conditioned to comply with the requirements of the Local Facilities Management Plan (LFMP) for Zone 22. The existing subdivision was included in the Zone 22 LFMP as an existing condition, therefore the demand on public facilities has already been analyzed.
13. The proposed public improvements will adequately serve the subject site with all necessary public facilities.
14. Noise impacts have been reduced as much as possible. Provisions have been included to ensure that future potential property owners are aware of existing noise impacts prior to purchase.
15. The proposed Specific Plan has no associated open space impacts as determined by the Open Space Advisory Committee at their meeting of January 24, 1991.

Conditions:

1. Approval is granted for SP 201, as shown on Exhibit(s) "A", dated April 3, 1991, incorporated by reference and on file in the Planning Department. Development shall occur substantially as shown unless otherwise noted in these conditions.
2. This project is approved upon the express condition that building permits will not be issued for development of the subject property unless the City Engineer determines that sewer facilities are available at the time of application for such sewer permits and will continue to be available until time of occupancy.
3. This project is also approved under the express condition that the applicant pay the public facilities fee adopted by the City Council on July 28, 1987 and as amended from time to time, and any development fees established by the City Council pursuant to Chapter 21.90 of the Carlsbad Municipal Code or other ordinance adopted to implement a growth management system or facilities and improvement plan. If the fees are not paid this application will not be consistent with the General Plan and approval for this project will be void.

...

PC RESO NO. 3146

- 1 4. All property owners shall pay park-in-lieu fees to the City, prior to the approval
of building permits as required by Chapter 20.44 of the Carlsbad Municipal Code.
- 2 5. All property owners shall provide school fees to mitigate conditions of
3 overcrowding as part of building permit application. These fees shall be based on
4 the fee schedule in effect at the time of building permit application.
- 5 6. Water shall be provided and the developer shall be required to construct whatever
6 improvements are required by the Water District Master Plan and the Local
7 Facilities Management Plan for Zone 22.
- 8 7. This project is approved upon the express condition that building permits will not
9 be issued for development of the subject property unless the Water District serving
10 the development determines that adequate water and service is available at the
11 time of application for water service and will continue to be available until time
12 of occupancy.
- 13 8. If any condition for construction of any public improvements or facilities, or the
14 payment of any fees in lieu thereof, imposed by this approval or imposed by law
15 on this project are challenged this approval shall be suspended as provided in
16 Government Code Section 65913.5. If any such condition is determined to be
17 invalid this approval shall be invalid unless the City Council determines that the
18 project without the condition complies with all requirements of law.
- 19 9. Approval of this request shall not excuse compliance with all sections of the
20 Zoning Ordinance and all other applicable City ordinances in effect at time of
21 building permit issuance.
- 22 10. Prior to the issuance of the first building permit there shall be a notice of
23 restriction on real property placed on the deed to property subject to the
24 satisfaction of the Planning Director notifying all interested parties and successors
25 in interest that the City of Carlsbad has issued a Specific Plan by Resolution No.
26 3146 on the real property owned by the declarant. Said deed restriction shall note
27 the property description, location of the file containing complete project details
28 and all conditions of approval as well as any conditions or restrictions specified for
inclusion in the deed restriction. This approval shall not be effective and permits
shall not be issued until this notice is recorded in the Office of the County
Recorder.
- 11. Any signs proposed for this development shall at a minimum be designed in
conformance with the City's Sign Ordinance and shall require review and approval
of the Planning Director prior to installation of such signs.

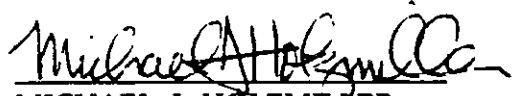
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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the 17th day of April, 1991, by the following vote, to wit:

- AYES: Vice-Chairperson Erwin, Commissioners: Schlehuber, Marcus & Hall
- NOES: Commissioners: McFadden & Schramm.
- ABSENT: Chairperson Holmes.
- ABSTAIN: None.


TOM ERWIN, Vice Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:


MICHAEL J. HOLZMILLER
PLANNING DIRECTOR

AL:rvo:km

PC RESO NO. 3146

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA APPROVING SPECIFIC PLAN 201 ESTABLISHING DEVELOPMENT STANDARDS ON PROPERTY GENERALLY LOCATED SOUTH OF PALOMAR AIRPORT ROAD, WEST OF THE AT&SF RAILROAD, EAST OF CARLSBAD BOULEVARD, AND NORTH OF LANIKAI LANE MOBILE HOME PARK.

CASE NO: SP 201

WHEREAS, the City Council of the City of Carlsbad, California, has reviewed and considered a Specific plan for future development of the site; and

WHEREAS, after procedures in accordance with the requirements of law the City Council has determined that the public interest indicates that said plan be approved.

NOW, THEREFORE, the City Council of the City of Carlsbad does ordain as follows:

SECTION 1: The La Costa Downs Specific Plan, SP 201, dated April 3, 1991, on file with the Planning Department and incorporated by reference herein is approved. The Specific Plan shall provide the development standards and guidelines for this property and all development of the property shall conform to the plan.

SECTION 2: That the findings of the Planning Commission contained in Resolution Nos. 3145 and 3146, incorporated herein by reference shall constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption, and the City Clerk shall certify to the adoption of this ordinance and cause it to be published at least once in the Carlsbad Journal within fifteen days after its adoption.

1 INTRODUCTION AND FIRST READ at a regular meeting of the Carlsbad City
2 Council held on the ____ day of _____, 1991, and thereafter

3 PASSED AND ADOPTED at a regular meeting of said City Council held on
4 the ____ day of _____, 1991, by the following vote, to wit:

5 AYES:

6 NOES:

7 ABSENT:

8 APPROVED AS TO FORM AND LEGALITY
9

10
11
12 _____
13 VINCENT F. BIONDO, JR., City Attorney

14
15 _____
16 CLAUDE A. LEWIS, Mayor

17 ATTEST:

18
19 _____
20 ALETHA L. RAUTENKRANZ, City Clerk

21 (SEAL)
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25 AL:rvo:km
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ORDINANCE NO. NS-153

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA APPROVING SPECIFIC PLAN 201 ESTABLISHING DEVELOPMENT STANDARDS ON PROPERTY GENERALLY LOCATED SOUTH OF PALOMAR AIRPORT ROAD, WEST OF THE AT&SF RAILROAD, EAST OF CARLSBAD BOULEVARD, AND NORTH OF LANIKAI LANE MOBILE HOME PARK.
CASE NO: SP 201

WHEREAS, the City Council of the City of Carlsbad, California, has reviewed and considered a Specific plan for future development of the site; and

WHEREAS, after procedures in accordance with the requirements of law the City Council has determined that the public interest indicates that said plan be approved.

NOW, THEREFORE, the City Council of the City of Carlsbad does ordain as follows:

SECTION 1: The La Costa Downs Specific Plan, SP 201, dated April 17, 1991, including the conditions in the Planning Department memorandum dated June 18, 1991 and as amended by the City Council on June 18, 1991 to require official noticing of a proposed transit station, on file with the Planning Department and incorporated by reference herein is approved. The Specific Plan shall provide the development standards and guidelines for this property and all development of the property shall conform to the plan.

SECTION 2: That the findings of the Planning Commission contained in Resolution Nos. 3145 and 3146, incorporated herein by reference shall constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption, and the City Clerk shall certify to the adoption of this ordinance and cause it

to be published at least once in the Carlsbad Journal within fifteen days after its adoption.

INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council held on the 18th day of June, 1991, and thereafter

PASSED AND ADOPTED at a regular meeting of said City Council held on the 25th day of June, 1991, by the following vote, to wit:

AYES: Council Members Lewis, Kulchin, Larson, and Stanton

NOES: None

ABSENT: Council Member Nygaard

APPROVED AS TO FORM AND LEGALITY

Ronald R. Biondo, Jr.
VINCENT F. BIONDO, JR., City Attorney
RONALD R. BALL 6.26.91.

Claude A. Lewis
CLAUDE A. LEWIS, Mayor

ATTEST:

Aletha L. Rautenkranz
ALETHA L. RAUTENKRANZ, City Clerk

(SEAL)

RESOLUTION NO. 91-185

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA RECOMMENDING APPROVAL OF A NEGATIVE DECLARATION FOR A SPECIFIC PLAN TO ESTABLISH DEVELOPMENT STANDARDS FOR AN EXISTING SUBDIVISION.

APPLICANT: CITY OF CARLSBAD

CASE NO. : SP-201

WHEREAS, the Planning Commission did on April 3, 1991, and on April 17, 1991 hold a duly noticed public hearing as prescribed by law to consider said request, and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, examining the initial study, analyzing the information submitted by staff, and considering any written comments received, the Planning Commission considered all factors relating to the Negative Declaration.

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 based on the evidence presented at the public hearing, the City Council hereby recommends approval of the negative declaration according to Exhibit "ND", dated July 12, 1989, and "PII", dated July 5, 1989, attached hereto and made a part hereof, based on the following findings:

FINDINGS

1. The initial study shows that there is no substantial evidence that the project may have a significant impact on the environment.
2. The site has been previously graded and used for agricultural purposes.

VINCENT F. BIONDO, JR.
CITY ATTORNEY - CITY OF CARLSBAD
1200 CARLSBAD VILLAGE DRIVE
CARLSBAD, CALIFORNIA 92008-1989

1 3. The streets are adequate in size to handle traffic
2 generated by the proposed project.

3 4. There are no sensitive resources located onsite or
4 located so as to be significantly impacted by this project.

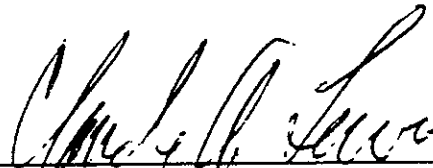
5 5. The proposed guidelines will establish a
6 comprehensive set of development standards to ensure that when
7 development occurs it will be aesthetically pleasing and provide
8 property owners with a reasonable use of their land.

9 PASSED, APPROVED AND ADOPTED at a Regular Meeting of the
10 City Council of the City of Carlsbad on the 18th day of June
11 1991, by the following vote, to wit:

12 AYES: Council Members Lewis, Kulchin, Larson, Nygaard, and
 Stanton

13 NOES: None

14 ABSENT: None

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17 _____
18 CLAUDE A. LEWIS, Mayor

18 ATTEST:

19
20 
21 _____
22 ALETHA L. RAUTENKRANZ, City Clerk

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28 (SEAL)



City of Carlsbad

Planning Department

NEGATIVE DECLARATION

PROJECT ADDRESS/LOCATION: For the area bounded by Descanso Boulevard, Old Highway 101, La Costa Boulevard, and the Atchison, Topeka and Santa Fe Railroad.

PROJECT DESCRIPTION: Site Development Plan establishing development standards and guidelines.

The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, a Negative Declaration (declaration that the project will not have a significant impact on the environment) is hereby issued for the subject project. Justification for this action is on file in the Planning Department.

A copy of the Negative Declaration with supportive documents is on file in the Planning Department, 2075 Las Palmas Drive, Carlsbad, California 92009. Comments from the public are invited. Please submit comments in writing to the Planning Department within thirty (30) days of the date of issuance.

DATED: July 12, 1989

CASE NO: SDP 89-9

APPLICANT: City of Carlsbad

PUBLISH DATE: July 12, 1989

AML:af


MICHAEL J. HOLZ MILLER
Planning Director

REVIEWING AGENCIES

- | | |
|--|--|
| <input type="checkbox"/> Resources Agency | <input type="checkbox"/> CTRPA (CalTRPA) |
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> TRPA (Tahoe RPA) |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Bay Conservation & Dev't Comm |
| <input type="checkbox"/> Fish and Game | <input type="checkbox"/> Parks and Recreation |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Caltrans District | <input type="checkbox"/> Native American Heritage Comm |
| <input checked="" type="checkbox"/> Caltrans - Planning | <input type="checkbox"/> State Lands Comm |
| <input type="checkbox"/> Caltrans - Aeronautics | <input type="checkbox"/> Public Utilities Comm |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Energy Comm |
| <input type="checkbox"/> Boating and Waterways | <input type="checkbox"/> Food and Agriculture |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Health Services |
| <input type="checkbox"/> State Water Resources Control Board - Headquarters | <input type="checkbox"/> Statewide Health Planning (hospitals) |
| <input type="checkbox"/> Regional Water Quality Control Board, Region _____ | <input type="checkbox"/> Housing and Community Dev't |
| <input type="checkbox"/> Division of Water Rights (SWRCB) | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> Division of Water Quality (SWRCB) | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Department of Water Resources | <input type="checkbox"/> Office of Local Assistance |
| <input type="checkbox"/> Reclamation Board | <input type="checkbox"/> Public Works Board |
| <input type="checkbox"/> Solid Waste Management Board | <input type="checkbox"/> Office of Appropriate Tech. (OPR) |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Local Government Unit (OPR) |
| | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| | <input type="checkbox"/> Other _____ |

FOR SCH USE ONLY

Date Received at SCH _____ Catalog Number _____
Date Review Starts _____ Proponent _____
Date to Agencies _____ Consultant _____
Date to SCH _____ Contact _____ Phone _____
Clearance Date _____ Address _____

Notes: _____

ENVIRONMENTAL IMPACT ASSESSMENT FORM - PART II

(TO BE COMPLETED BY THE PLANNING DEPARTMENT)

CASE NO. SDP 89-9

DATE: 7/5/89

I. BACKGROUND

1. APPLICANT: CITY OF CARLSBAD

2. ADDRESS AND PHONE NUMBER OF APPLICANT: _____

2075 LAS PALMAS DRIVE

CARLSBAD, CA 92009

3. DATE CHECK LIST SUBMITTED: NOVEMBER 3, 1986

II. PROJECT DESCRIPTION

The proposed project is a set of development standards formulated by the City of Carlsbad for a "paper subdivision" known as La Costa Downs. The proposed set of guidelines is intended to allow property owners the full use of their land in a manner consistent with City standards. The proposed Site Development Plan is consistent with both the zoning and general plan designations for this area and will not create any significant changes in land use. Staff has done several field inspections and has determined that the project will not create any negative environmental impacts.

III. ENVIRONMENTAL IMPACTS

(Explanations of all Affirmative Answers are to be written under Section III - Discussion of Environmental Evaluation)

| | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|------------|--------------|-----------|
| 1. <u>Earth</u> - Will the proposal have significant results in: | | | |
| a. Unstable earth conditions or in changes in geologic substructures? | _____ | _____ | <u>X</u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | _____ | _____ | <u>X</u> |
| c. Change in topography or ground surface relief features? | _____ | _____ | <u>X</u> |

| | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|------------|--------------|-----------|
| d. The destruction, covering of modification of any unique geologic or physical features? | _____ | _____ | <u>X</u> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | _____ | _____ | <u>X</u> |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel or a river or stream or the bed of the ocean or any bay, inlet or lake? | _____ | _____ | <u>X</u> |
| 2. <u>Air</u> - Will the proposal have significant results in: | | | |
| a. Air emissions or deterioration of ambient air quality? | _____ | _____ | <u>X</u> |
| b. The creation of objectionable odors? | _____ | _____ | <u>X</u> |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | _____ | _____ | <u>X</u> |
| 3. <u>Water</u> - Will the proposal have significant results in: | | | |
| a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | _____ | _____ | <u>X</u> |
| b. Changes in absorption rates, drainage patters, or the rate and amount of surface water runoff? | _____ | _____ | <u>X</u> |
| c. Alterations to the course or flow of flood waters? | _____ | _____ | <u>X</u> |
| d. Change in the amount of surface water in any water body? | _____ | _____ | <u>X</u> |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen or turbidity? | _____ | _____ | <u>X</u> |

| | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|------------|--------------|-------------|
| f. Alteration of the direction or rate of flow of ground waters? | _____ | _____ | _____X_____ |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | _____ | _____ | _____X_____ |
| h. Reduction in the amount of water otherwise available for public water supplies? | _____ | _____ | _____X_____ |
| 4. <u>Plant Life</u> - Will the proposal have significant results in: | | | |
| a. Change in the diversity of species, or numbers of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)? | _____ | _____ | _____X_____ |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | _____ | _____ | _____X_____ |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | _____ | _____ | _____X_____ |
| d. Reduction in acreage of any agricultural crop? | _____ | _____ | _____X_____ |
| 5. <u>Animal Life</u> - Will the proposal have significant results in: | | | |
| a. Changes in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)? | _____ | _____ | _____X_____ |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | _____ | _____ | _____X_____ |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | _____ | _____ | _____X_____ |
| d. Deterioration to existing fish or wildlife habitat? | _____ | _____ | _____X_____ |

| | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|------------|--------------|-------------|
| 6. <u>Noise</u> - Will the proposal significantly increase existing noise levels? | _____ | _____ | _____X_____ |
| 7. <u>Light and Glare</u> - Will the proposal significantly produce new light or glare? | _____ | _____ | _____X_____ |
| 8. <u>Land Use</u> - Will the proposal have significant results in the alteration of the present or planned land use of an area? | _____ | _____ | _____X_____ |
| 9. <u>Natural Resources</u> - Will the proposal have significant results in: | | | |
| a. Increase in the rate of use of any natural resources? | _____ | _____ | _____X_____ |
| b. Depletion of any nonrenewable natural resource? | _____ | _____ | _____X_____ |
| 10. <u>Risk of Upset</u> - Does the proposal involve a significant risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | _____ | _____ | _____X_____ |
| 11. <u>Population</u> - Will the proposal significantly alter the location, distribution, density, or growth rate of the human population of an area? | _____ | _____ | _____X_____ |
| 12. <u>Housing</u> - Will the proposal significantly affect existing housing, or create a demand for additional housing? | _____ | _____ | _____X_____ |
| 13. <u>Transportation/Circulation</u> - Will the proposal have significant results in: | | | |
| a. Generation of additional vehicular movement? | _____ | _____ | _____X_____ |
| b. Effects on existing parking facilities, or demand for new parking? | _____ | _____ | _____X_____ |
| c. Impact upon existing transportation systems? | _____ | _____ | _____X_____ |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | _____ | _____ | _____X_____ |

| | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|------------|--------------|-------------|
| e. Alterations to waterborne, rail or air traffic? | _____ | _____ | _____X_____ |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | _____ | _____ | _____X_____ |
| 14. <u>Public Services</u> - Will the proposal have a significant effect upon, or have significant results in the need for new or altered governmental services in any of the following areas: | | | |
| a. Fire protection? | _____ | _____ | _____X_____ |
| b. Police protection? | _____ | _____ | _____X_____ |
| c. Schools? | _____ | _____ | _____X_____ |
| d. Parks or other recreational facilities? | _____ | _____ | _____X_____ |
| e. Maintenance of public facilities, including roads? | _____ | _____ | _____X_____ |
| f. Other governmental services? | _____ | _____ | _____X_____ |
| 15. <u>Energy</u> - Will the proposal have significant results in: | | | |
| a. Use of substantial amounts of fuel or energy? | _____ | _____ | _____X_____ |
| b. Demand upon existing sources of energy, or require the development of new sources of energy? | _____ | _____ | _____X_____ |
| 16. <u>Utilities</u> - Will the proposal have significant results in the need for new systems, or alterations to the following utilities: | | | |
| a. Power or natural gas? | _____ | _____ | _____X_____ |
| b. Communications systems? | _____ | _____ | _____X_____ |
| c. Water? | _____ | _____ | _____X_____ |
| d. Sewer or septic tanks? | _____ | _____ | _____X_____ |
| e. Storm water drainage? | _____ | _____ | _____X_____ |
| f. Solid waste and disposal? | _____ | _____ | _____X_____ |

| | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|------------|--------------|-------------|
| 17. <u>Human Health</u> - Will the proposal have significant results in the creation of any health hazard or potential health hazard (excluding mental health)? | _____ | _____ | _____X_____ |
| 18. <u>Aesthetics</u> - Will the proposal have significant results in the obstruction of any scenic vista or view open to the public, or will the proposal result in creation of an aesthetically offensive public view? | _____ | _____ | _____X_____ |
| 19. <u>Recreation</u> - Will the proposal have significant results in the impact upon the quality or quantity of existing recreational opportunities? | _____ | _____ | _____X_____ |
| 20. <u>Archeological/Historical/Paleontological</u> - Will the proposal have significant results in the alteration of a significant archeological, paleontological or historical site, structure, object or building? | _____ | _____ | _____X_____ |

21. Analyze viable alternatives to the proposed project such as:

- a) Phased development of the project, b) alternate site designs, c) alternate scale of development, d) alternate uses for the site, e) development at some future time rather than now, f) alternate sites for the proposed, and g) no project alternative.
- A) The proposed project is a set of standards and requirements to be followed as the existing subdivision develops. The subject site will naturally phase itself because the lots are individually owned and will develop over a period of time.
- B) The subject site is already subdivided. Alternate designs are not relevant.
- C) N/A. Existing subdivision.
- D) Alternate uses for this site would be inconsistent with the General Plan, Local Coastal Program, and the City's Zoning Ordinance.
- E) Development at some future time would not significantly alter the environmental impacts.
- F) N/A because the site is already designated for single family homes.
- G) The site would remain agricultural. A "no-project" alternative would not significantly alter the environmental impacts.

YES

MAYBE

NO

22. Mandatory findings of significance -

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

_____ X _____

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

_____ X _____

c. Does the project have the possible environmental effects which are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

_____ X _____

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____ X _____

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. EARTH: Years ago the subject site was subdivided into 29 40 individual lots. As these lots are developed, minor grading may occur to create building pads but no significant impacts are anticipated.
2. AIR: This project will create an incremental increase in air quality impacts. This incremental increase is not considered significant.

DISCUSSION OF ENVIRONMENTAL EVALUATION (Continued)

3. WATER: Development of this project will create impervious surfaces onsite which would reduce absorption rates and incrementally increase surface runoff and runoff velocities. However, to accommodate this incremental runoff, drainage facilities (driveway swale) will be incorporated into the project to divert the runoff to new curb and gutter thereby mitigating this concern.
- 4&5. PLANT/ANIMAL LIFE: The site is currently under agriculture with no significant plant or animal life existing on the property.
6. NOISE: Construction of the project may result in short term, insignificant noise impacts upon surrounding residences. Otherwise, the project is compatible with surrounding residential/agricultural land uses and will not create significant noise impacts. No significant noise producing land uses or facilities will impact the project.
7. LIGHT AND GLARE: The proposal has no significant light producing elements.
8. LAND USE: Development of this project is consistent with the General Plan and the Mello II segment of the Local Coastal Plan.
9. NATURAL RESOURCES: Implementation of this project will incrementally contribute to the depletion of fossil fuels and other natural resources during construction and operation. This incremental increase is not considered significant.
10. RISK OF UPSET: The proposed project is surrounded by either residential or agricultural land uses. This project presents no risk of upset to these surrounding uses.
11. POPULATION: Implementation of this project may encourage growth upon surrounding undeveloped properties. However, since the Zone 22 Local Facilities Management Plan specifies that all public facilities will be available within this area to allow for development, no population or growth related impacts are anticipated.
12. HOUSING: This project will provide approximately 25 housing units. These dwellings will respond to an identified housing demand within the area.
13. TRANSPORTATION/CIRCULATION: This proposed project will initiate improvements (pavement, curb, gutter and sidewalk) to Descanso Boulevard, Franciscan Road, Anacapa Road, and La Costa Boulevard. The project will add approximately 290 ADT to these streets as well as adjacent roadways. This minor increase in traffic is not considered significant.

DISCUSSION OF ENVIRONMENTAL EVALUATION (Continued)

14. PUBLIC SERVICES: As identified in the Local Facilities Management Plan for Zone 22, a comprehensive financing plan guaranteeing construction of the Phase B drainage facility and installation of required circulation improvements must be completed prior to the issuance of building permits. All other facilities in this zone have been determined to be in compliance with the adopted performance standards. Therefore, once the financing plans have been approved for drainage and circulation, all facility impacts will have been mitigated.
15. ENERGY: The project will require an incremental increase in the use of energy to both construct and to occupy the dwellings. This small increase is not considered significant.
16. UTILITIES: See 14 above.
17. HUMAN HEALTH: This project will not result in any human health hazards or impacts.
18. AESTHETICS: This project will not result in any impacts to scenic vistas or open space corridors. The proposed guidelines will limit building height and provide guidelines regarding building bulk and mass. Review and approval by the Planning Director will be required to ensure that proposed structures will be compatible with surrounding development.
19. RECREATION: This project will create a small incremental increase in demand for recreational facilities. There exists adequate recreational amenities within southwest quadrant of the City. In addition, the project lots have sufficient size to allow significant private recreational space for the occupants of the dwellings.
20. ARCHAEOLOGICAL/HISTORICAL/PALEONTOLOGICAL: The site has been previously disturbed due to agricultural activities. No significant archaeological or historical resources are anticipated to exist.

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V. DETERMINATION (To Be Completed By The Planning Department)

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Conditional Negative Declaration will be proposed.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

7/5/89
Date

William A. ...
Signature

7/6/89
Date

Michael A. ...
Planning Director

VI. MITIGATING MEASURES (If Applicable)

VI. APPLICANT CONCURRENCE WITH MITIGATING MEASURES

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE MITIGATING MEASURES AND CONCUR WITH THE ADDITION OF THESE MEASURES TO THE PROJECT.

Date

Signature