

The Agua Hedionda South Shore Specific Plan

This measure is a comprehensive regulatory plan governing future land uses and development in the Agua Hedionda South Shore Specific Plan (Specific Plan) area.

The Specific Plan area encompasses a total of 203.4 acres east of the I-5 freeway between the south shore of the Agua Hedionda Lagoon and Cannon Road in the City of Carlsbad.

The Specific Plan provides for increased open space, public access to open space, continued agricultural use and development of visitor-serving commercial uses such as shopping, dining, entertainment and recreational uses.

Open Space: The Specific Plan calls for a total of 176.7 acres of open space (approximately 85% of the Specific Plan area). A 2006 initiative known as Proposition D preserved 155.10 acres of the eastern portion of the site as open space in perpetuity. In addition, the Specific Plan re-designates 21.6 acres from "Travel/Recreation Commercial" to "Open Space" and provides passive public access to open space through trails, picnic and vista areas, agriculture, farm to table dining, and an outdoor classroom and amphitheater. The Specific Plan makes provisions to permanently protect and maintain the 176.7 acres for open space, agriculture and habitat.

Commercial: Retail development is proposed on 26.7 acres (approximately 15% of the Specific Plan area) of a 48.30 acre site designated "Travel/Recreation Commercial." The Specific Plan allows up to 585,000 square feet of commercial uses in an outdoor shopping, dining and entertainment promenade.

Traffic: A new signalized intersection will be constructed on Cannon Road between Paseo Del Norte and Car Country Drive. In addition, a new exit only north leg of the Cannon Road/Paseo Del Norte intersection is contemplated. The Specific Plan also provides for a second west bound Cannon Road turn lane onto the north bound I-5 onramp and provides a separate bike path along Cannon Road as well as other traffic improvements.

Water and Sewer: Recycled water will be used for irrigating common areas and planted slopes. A sewer lift station is proposed on-site to serve the project.

Public Improvements: The Specific Plan requires all public improvements to be constructed consistent with the Carlsbad Growth Management Program.

Environmental Protection: Numerous environmental protection features have been included to mitigate development impacts identified in environmental studies similar to those prepared for an environmental impact report.

Matters not specifically regulated by the Specific Plan shall be subject to the Carlsbad Municipal Code and other applicable City regulations and policies. All future approvals and determinations shall be made by a City Planner and are ministerial in nature and exempt from the California Environmental Quality Act.

Conforming amendments to the General Plan, Zoning Code and the Agua Hedionda Local Coastal Program Land Use Plan will be accomplished. The California Coastal Commission will be required to approve the Specific Plan after its adoption.

This measure shall not be amended or repealed without a vote of the people for fifteen years. Thereafter, this measure may be amended or repealed by the City Council or a vote of the people.