

EXECUTIVE SUMMARY

INTRODUCTION

The environmental analysis (EA) is organized into the following subsections:

Executive Summary

Section 1, Introduction

Section 2, Environmental Setting

Section 3, Specific Plan Description

Section 4, Environmental Impacts Analysis

- **Section 4.1**, Aesthetics;
- **Section 4.2**, Agriculture and Forest Resources;
- **Section 4.3**, Air Quality;
- **Section 4.4**, Biological Resources;
- **Section 4.5**, Cultural Resources;
- **Section 4.6**, Geology and Soils;
- **Section 4.7**, Greenhouse Gas Emissions;
- **Section 4.8**, Hydrology;
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- **Section 4.10**, Hazards and Hazardous Materials;
- **Section 4.11**, Land Use and Planning;
- **Section 4.12**, Mineral Resources;
- **Section 4.13**, Noise;
- **Section 4.14**, Population and Housing;
- **Section 4.15**, Fire Protection;
- **Section 4.16**, Police Protection;
- **Section 4.17**, Schools;
- **Section 4.18**, Libraries;
- **Section 4.19**, Parks and Recreation;

- **Section 4.20**, Traffic and Circulation;
- **Section 4.21**, Water Service;
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- **Section 4.23**, Solid Waste;
- **Section 4.24**, Energy;
- **Section 4.25**, Socioeconomic Effects;

Section 5, Cumulative Effects

Section 6, References

Section 7, List of Preparers

Appendices/Figures/Tables

This EA also includes three summary tables: (1) **Table ES-1** summarizes the Environmental Analysis significance determinations; (2) **Table ES-2** summarizes any cumulatively considerable effects; and (3) **Table ES-3** summarizes the Specific Plan's Environmental Protection Features (EPFs).

The EA evaluates the potential environmental effects of implementing the Agua Hedionda 85/15 Specific Plan, which is part of an initiative process within the City of Carlsbad. In general, a specific plan is a tool for the systematic implementation of a general plan. It establishes a link between implementing policies of the general plan and individual development proposals in a defined area. A specific plan describes the uses that are permitted in the development area and their locations, as well as the development regulations and design guidelines for buildings, improvements, open space, and other amenities on site. A specific plan ensures that the area develops in a coordinated fashion with adequate infrastructure, services, public safety, and financing.

In general, the purpose of a specific plan is:

- To provide a planning framework that responds to the physical and market-driven aspects of future development opportunities;
- To determine the appropriate location, maximum intensity, and mix of land uses, open space and agriculture in the development area;
- To transform the site into an aesthetic, shopping, dining, entertainment and recreation environment — with substantial emphasis on the protection and conservation of open space and agriculture land;

- To encourage compatible land uses and interface with adjacent properties;
- To guide the character of the site through the establishment of design principles to ensure that site improvements are of the highest quality; and
- To conform to state laws pertinent to the preparation of a specific plan.

The Agua Hedionda 85/15 Specific Plan includes six chapters, each providing information and guidelines for the development and implementation of the uses identified on site. The title and brief description of each chapter are provided below.

- **Introduction.** This first chapter summarizes the Specific Plan and its location; identifies the Specific Plan’s purpose, objectives and benefits; summarizes the Specific Plan’s relationship to the accompanying Specific Plan Initiative, the California Coastal Act and the Agua Hedionda Land Use Plan (1982), the Carlsbad General Plan (1994) and Draft General Plan Update (2014), and the Carlsbad Municipal Code.
- **Existing Setting.** This second chapter provides the existing setting of the Specific Plan and its vicinity.
- **Land Use.** This third chapter sets forth the Specific Plan’s site-specific land use designations, zoning, and development regulations. This chapter also includes the conceptual land use plan and other site plans.
- **Design Guidelines.** This fourth chapter describes the Specific Plan’s design guidelines, which are applicable to and unique to the Specific Plan.
- **Infrastructure, Open Space, and Agriculture.** This chapter identifies the infrastructure, open space, and agriculture components of the Specific Plan. The infrastructure components provide information about circulation/access and key facilities, utilities, and services including water, sewer, drainage and other services necessary to implement the Specific Plan.
- **Implementation.** This chapter describes the implementation plan for the Specific Plan, including phasing and financing plans. This chapter sets forth the exclusive procedures, regulations, and process necessary to fully implement the Specific Plan consistent with the Specific Plan Initiative. The chapter identifies the Specific Plan’s exclusive substantial conformance criteria and procedures. Further, this chapter demonstrates the Specific Plan’s consistency with the goals and policies of the adopted Carlsbad General Plan (1994) and the Draft General Plan Update (2014). The chapter also demonstrates compliance with the City’s Growth Management Program.

Three appendices also accompany the Specific Plan. The first appendix (Specific Plan, **Appendix A**) compares the goals and policies of the adopted Carlsbad General Plan (1994) and

the draft General Plan Update (2014) to the goals and objectives found in the Specific Plan. The second appendix (Specific Plan, **Appendix B**) identifies the Specific Plan’s environmental protection features, which are incorporated as part of the Specific Plan. The third appendix (Specific Plan, **Appendix C**) provides the Specific Plan’s legal description.

The Specific Plan is proposed to be adopted by initiative. Once the Specific Plan Initiative is qualified, the Carlsbad City Council will then have the option to adopt the Specific Plan Initiative, submit it to a vote at an election, or order a report that may examine the Specific Plan Initiative’s effect on land use, infrastructure, and any other matters that the Council may request be included in such a report, and this report is the exclusive means for assessing potential environmental effects of an initiative such as the Specific Plan Initiative. Once the report is received, the Council must either adopt the Specific Plan Initiative or order an election.

ES.1 LOCATION AND SETTING

Regional Location and Existing land Use

The approximately 203.4 acre Specific Plan area is located in Carlsbad, in northwest San Diego County, California. The City occupies about 39 square miles of beaches, bluffs, lagoons, rolling hills, and other land along the northern coast of San Diego County, and is situated about 30 miles north of the San Diego metropolitan area (see **Figure 1-1**, Regional Map). In addition to the Pacific Ocean coastline along its western boundary, existing communities surrounding Carlsbad include the City of Oceanside to the north, the City of Encinitas to the south, and the Cities of Vista and San Marcos and unincorporated areas of San Diego County to the east.

Regional access to the City of Carlsbad, generally, and to the Specific Plan area, specifically, is provided primarily by the I-5 freeway via interchanges with Cannon Road and Palomar Airport Road. The local streets providing access through the City in the vicinity of the Specific Plan area include Cannon Road, Paseo del Norte, Car Country Drive, Armada Drive, Faraday Avenue, El Camino Real, and Palomar Airport Road. Most of the City’s street system contains vehicle lanes, bicycle lanes and pedestrian walkways.

The major roadway in and around the Specific Plan area is Cannon Road. Cannon Road is an east–west arterial roadway that bisects I-5 in the immediate southern vicinity of the Specific Plan area. Cannon Road is a four-lane arterial with bicycle lanes that begin at Carlsbad Boulevard to the west and terminates just east of College Boulevard.

Land uses surrounding the Specific Plan area are the I-5 transportation corridor to the west, Cannon Road to the south, the Agua Hedionda Lagoon to the north and northeast, and other largely undeveloped land to the east. Refer to, **Figure 4-4**, Public Right-of-Way Lagoon View Corridors, for lagoon view corridors from the public right-of-way.

The Pacific Ocean is further west of the Specific Plan area. LEGOLAND California resort (amusement park) and hotel, Sheraton Carlsbad Resort and Spa, and the Hilton Grand Vacations Club are further east and southeast of the Specific Plan area, and Car Country Carlsbad, Carlsbad Premium Outlets, and related retail and restaurants are further south.

Existing Site Conditions

Existing Specific Plan site conditions comprise agriculture uses (active and fallow), wetlands/riparian, grassland, coastal sage scrub, chaparral, ornamental vegetation, and disturbed land. There are also existing drainages, which outlet to the Agua Hedionda Lagoon, farming paths and roads, and agricultural operations within the Specific Plan area. Existing and future San Diego Gas & Electric (SDG&E) easements allow an underground gas line and overhead electric transmission and distribution lines to traverse the southern portion of the Specific Plan area. In addition, the Specific Plan area is subject to various utility, access, and other easements, including a future easement for utilities and communications (above and below ground) and associated facilities and infrastructure.

Portions of the Specific Plan area are currently used for agricultural operations by a third-party, and portions immediately adjacent to the Agua Hedionda Lagoon are leased to the City for public access purposes. Another portion of the Specific Plan area is leased to the City for public park purposes, but there currently is no improved public access, park uses, or improvements within the leased City park area.

The Specific Plan area is subject to an existing Open Space Deed Restriction, dated June 7, 2005, imposed by the Coastal Commission on the most northern portions of the Specific Plan area to the lagoon shoreline, which states that no development, as defined in section 30106 of the Coastal Act, shall occur on delineated wetland, riparian, upland native habitat areas, and steep slopes. The Open Space Deed Restriction permits maintenance of overhead and underground utility areas may occur within this restricted area. The Specific Plan's Conceptual Land Use Plan, **Figure 3-1**, depicts this deed-restricted open space.

The Specific Plan area's General Plan (1994) land use designations, prior to amendment by the Specific Plan Initiative, were "Travel Recreation (TR)" and "Open Space (OS)" (see Specific Plan, Figure 2.0-1). As part of the Specific Plan Initiative, the Carlsbad General Plan (1994) has been amended to provide a Specific Plan, or AH-SP, land use designation for the subject Specific Plan area. Prior to adoption of the Specific Plan Initiative, the Specific Plan area zoning was Public Utility (P-U) and Open Space (OS) (see Specific Plan, Figure 2.0-2).

ES.2 SPECIFIC PLAN DESCRIPTION

The Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail (Agua Hedionda 85/15 Specific Plan or Specific Plan) is composed of approximately 203.4 acres between the south shore of the Agua Hedionda Lagoon and Cannon Road in the City of Carlsbad. The Specific Plan will permanently protect approximately 176.7 acres, more than 85% of the Specific Plan area, for open space and the continuation of strawberry farming and coastal agriculture. The Specific Plan’s protection, conservation and enhancement of the open space and agricultural land will be achieved through the Specific Plan itself and in cooperation with the City of Carlsbad, one or more qualified environmentally focused non-profit entities, land conservancy organizations, land managers, public agencies, and qualified farming and agricultural interests. The intent is to permanently protect, conserve, restore, or enhance existing habitat, sensitive species, and riparian/wetland resources; and provide for the continuation of coastal agriculture and strawberry farming, consistent with the City’s open space and agriculture heritage. Portions of the designated open space and agricultural land will become an integral part of the Specific Plan area, and low-impact public access will allow for passive recreation amenities, including miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, roadway, restroom facilities, parking, farm-to-table dining, farm stand, and an integrated resource and educational signage program for use by the entire Carlsbad community.

The remaining approximately 26.7 acres, or less than 15% of the Specific Plan area, will include a new pedestrian-oriented outdoor visitor-serving commercial, shopping, dining, and entertainment promenade (Outdoor Shopping, Dining, and Entertainment Promenade). The Outdoor Shopping, Dining, and Entertainment Promenade facilitates a high-quality, functionally integrated district that is distinctive, creates a sense of community, and contributes to Carlsbad’s traditional “village” identity and beach community character, while prioritizing protection and conservation of open space lands, the continuation of strawberry farming and coastal agriculture, and the protection of the natural environment through the Specific Plan. The Specific Plan includes up to 585,000 square feet of new visitor-serving commercial, shopping, dining, entertainment, and recreational uses.

The Specific Plan’s vision is to provide permanent open space protection and conservation, combined with the highest environmental standards to support Carlsbad’s open space and agricultural heritage, along with a modern, sustainable Outdoor Shopping, Dining, and Entertainment Promenade with an innovative building design that provides distinctive visitor-serving commercial, shopping, dining, entertainment, recreation, and environmental benefits for the entire Carlsbad community.

The Specific Plan’s open space and agricultural areas are of paramount importance in the plan.

The Specific Plan provisions permanently protect approximately 176.7 acres for open space and the continuation of strawberry farming and coastal agriculture. This protection is provided by requiring an easement granted to the City of Carlsbad, a qualified environmentally-focused non-profit organization, or public agency for open space and agricultural conservation purposes over approximately 155.1 acres of the Specific Plan area. The remaining approximately 21.6 acres will be subject to an easement or a deed restriction for open space and agricultural purposes — in addition to allowing supporting improvements and uses, including farm stand, farm-to-table dining, and parking.

The Specific Plan provides Carlsbad residents and visitors low-impact public access to the open space lands by providing passive recreation amenities including miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, parking, and an integrated resource and educational signage program. Specifically, the Specific Plan requires that the open space portions of the approximately 155.1 acres be dedicated to one or more qualified environmentally-focused non-profit entities, land conservancy organizations, or public agencies; and that the agricultural portion be dedicated to one or more qualified environmentally-focused non-profit entities, land conservancy organizations, public agencies and/or qualified farming and agricultural interests.

Further, the Specific Plan requires the protected habitat, public access, and agricultural areas within the dedicated open space conservation land to be managed, operated, and maintained in cooperation with one or more qualified environmentally-focused non-profit entities, land conservancy organizations, land managers, agencies, and farming and agricultural interests. The Specific Plan provides for the continuation and support of strawberry farming and coastal agriculture within the Specific Plan area and furnishes Carlsbad residents and visitors with a pedestrian-oriented visitor-serving Outdoor Shopping, Dining, and Entertainment Promenade on approximately 26.7 acres within the Specific Plan area for a high-quality, functionally integrated district designed to maintain a sense of community and contribute to Carlsbad’s traditional “village” identity and beach community character.

The Specific Plan also establishes revenue sources from the Specific Plan’s visitor-serving commercial uses, and/or from private funding, to dedicate, improve, restore, operate, and maintain in perpetuity the dedicated open space areas at no tax burden to Carlsbad residents. The Specific Plan open space requirements, funding mechanisms, and other public infrastructure (as referenced in this Specific Plan) are triggered by the issuance of a building permit for the visitor-serving commercial component of the Specific Plan; and the visitor-serving commercial uses will not be issued certificates of occupancy, unless and until the Specific Plan open space requirements, funding mechanisms, and public infrastructure are satisfied.

The Specific Plan is consistent with the Carlsbad General Plan (1994), the proposed Draft General Plan Update (2014), the Carlsbad Growth Management program, and the applicable Zone 13 Local Facilities Management Plan (Zone 13 LFMP (1995)). The Specific Plan must be implemented consistent with said plan and program requirements (see Specific Plan, **Chapter 6.0**, Implementation).

The Specific Plan is subject to numerous design features, conditions, and environmental protection features (EPFs) identified and described in the Specific Plan, Chapter 6.0, Implementation, Appendix B, and also presented below in **Table ES-3**. These features include, among others, requirements related to the installation and/or funding of identified traffic improvements; the installation of public facilities, infrastructure, and services in compliance with Carlsbad’s Growth Management program; restrictions upon development; conditions to ensure compliance with the Zone 13 LFMP (1995); and other environmental protections.

ES.3 INTENT AND PURPOSE OF THE SPECIFIC PLAN

The overall purpose of the Specific Plan is to facilitate the protection and conservation of open space and agriculture, and the development of visitor-serving commercial, shopping, dining, entertainment, and recreation uses consistent with the policies adopted in the: (a) Carlsbad General Plan (1994) and as amended (Carlsbad General Plan (1994)); (b) proposed Draft General Plan Update (2014); (c) Carlsbad Growth Management program, established in 1986 and as amended (Carlsbad Growth Management program); (d) Carlsbad Local Facilities Management Plan Zone 13, adopted in 1992 and as amended (Zone 13 LFMP (1995)); (e) California Coastal Act of 1976 and as amended (Coastal Act); and (f) Agua Hedionda Land Use Plan, adopted in 1982 and as amended (Agua Hedionda LUP (1982)).¹ The Specific Plan property is uniquely situated to serve Carlsbad’s agriculture, open space, and recreation needs, along with the visitor-serving commercial, shopping, dining, and entertainment needs of the entire Carlsbad community. The Specific Plan’s Visitor-Serving Commercial (VSC) designation herein implements the Carlsbad General Plan (1994) Travel/Recreation (TR) commercial designation, and the Agua Hedionda LUP (1982) Travel Service (TS) commercial designation.

¹ As used herein, the Carlsbad General Plan (1994), Draft General Plan Update (2014), the Agua Hedionda LUP (1982), and the Carlsbad Growth Management program refer to those documents as they existed on the date of filing the Notice of Intent to circulate the Agua Hedionda 85/15 Specific Plan Initiative Specific Plan Initiative. The Specific Plan area is situated within the Agua Hedionda LUP (1982). The Agua Hedionda LUP (1982) has been adopted; however, the Agua Hedionda Local Coastal Plan (LCP) segment is a California Coastal Commission (Coastal Commission or Commission)-deferred certification area until an implementation plan for that segment is certified by the Commission. For that reason, the Commission maintains coastal development permit jurisdiction for the Agua Hedionda LCP segment.

The Specific Plan focuses on the unique needs of a specified area (see Specific Plan, Appendix C [legal description]). To that end, the Specific Plan is intended to achieve the following purposes:

- Ensure consistency with the Carlsbad General Plan (1994) by carrying out its applicable goals, policies, and requirements, in conjunction with the Agua Hedionda 85/15 Specific Plan Initiative (Specific Plan Initiative) (explained further below) and the General Plan Amendments that also ensure consistency.
- Ensure compliance with the Carlsbad Growth Management program by implementing its applicable goals, policies, and requirements.
- Enable compliance and consistency with all Coastal Resources Planning and Management Policies set forth in Chapter 3, Articles 1–6, of the Coastal Act.
- Ensure compliance and consistency with the applicable policies and requirements of the Agua Hedionda LUP (1982), in conjunction with the Specific Plan Initiative, and the Agua Hedionda LUP (1982) amendments that also ensure consistency.

The Specific Plan, a local regulatory document, will achieve the purposes set forth above, and serve as the zoning for the property and land uses within the boundary of the Specific Plan.

ES.4 SUMMARY TABLES

This section is comprised of three summary tables: (1) **Table ES-1** summarizes the Environmental Analysis significance determinations; (2) **Table ES-2** summarizes any cumulatively considerable effects; and (3) **Table ES-3** summarizes the Specific Plan's Environmental Protection Features (EPFs).

Specifically, **Table ES-1** identifies each of the environmental thresholds analyzed as part of the Specific Plan's EA, summarizes potential environmental effects, and identifies feasible EPFs to avoid or substantially reduce potential effects.

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
<i>4.1 Aesthetics</i>		
a) Would the Specific Plan have a substantial adverse effect on a scenic vista?	The Specific Plan area (more than approximately 85%) would remain in agriculture or open space uses; therefore, views of these areas from surrounding vista points would not be substantially altered or adversely affected. Agricultural lands would be improved and usable open space would be provided to the public. Open space and agricultural lands would be protected and preserved in perpetuity.	With incorporation of EPF AES-1 through SPF AES-8 , the Specific Plan would result in less than significant aesthetics impacts. (See Table ES-3 below).
b) Would the Specific Plan substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Views to the lagoon from vehicles traveling on the I-5, both north and south, would not be obstructed by the land uses proposed in the Specific Plan. The Specific Plan area gently increases to the east away from the highway; therefore, views to the west, looking toward the ocean, would not be obstructed by the land uses proposed in the Specific Plan. Visual resources and natural landforms would be maintained by conserving prominent topographic features and contouring trails to follow existing topography. The Specific Plan area adjacent to the highway is currently in active agricultural use and contains no natural scenic resources such as trees, rock outcroppings, or historic buildings.	
c) Would the Specific Plan substantially degrade the existing visual character or quality of the site and its surroundings?	Although the Specific Plan would introduce higher-intensity land uses to the western portion of the Specific Plan area, the surrounding vicinity is currently developed with higher-intensity land uses, including hotels, car dealerships, I-5, and the Encina Power Plant. The Specific Plan area is also currently dominated by high-voltage overhead transmission lines, which traverse the site from west to east. As such, implementation of the Specific Plan would alter the visual character and quality of the site, but not in such a manner that it would be substantially degraded. Impacts to visual character and quality would be less than significant.	
d) Would the Specific Plan create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	Within the open space areas, pedestrian-scale light fixtures would be allowed where necessary for security and for visitor use. The Specific Plan requires that colors and materials of structures be carefully selected to minimize visual impacts. As such, the types of materials to be used in building construction would not include reflective building materials to the degree that glare would adversely affect surrounding viewers; therefore, impacts would be less than significant.	
<i>4.2 Agricultural Resources</i>		
a) Would the Specific Plan convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use?	The Specific Plan would allow currently active agriculture on Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Unique Farmland to remain in operation in perpetuity. Although the Specific Plan would convert 26.7 acres to Visitor-Serving Commercial uses, incorporation of EPF AG 1 would preserve agricultural uses in the EAG-OS and AGS-OS in perpetuity through the recordation of an open space easement (s) and deed	With incorporation of EPF AG-1 , all potential impacts would be less than significant . (See

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	restriction. The preservation of 45.6 acres of EAG-OS in addition to 15.9 acres of AGS-OS will improve and expand upon existing operations and will allow for new recreation and education opportunities for the public. Therefore, with incorporation of EPF AG-1 and the preservation of agricultural land within the Specific Plan boundary.	Table ES-3 below).
b) Would the Specific Plan conflict with existing zoning for agricultural use or a Williamson Act contract?	Although active agricultural operations occur on portions of the property, the Specific Plan area is not zoned for agricultural use. Furthermore, none of the land comprising the Specific Plan area has entered into Williamson Act contracts. Therefore, the Specific Plan would not conflict with existing zoning for agricultural use or Williamson Act contract.	
c) Would the Specific Plan conflict with existing zoning for, or cause rezoning of, forest land (as defined in California Public Resources Code, Section 12220(g)), timberland (as defined by California Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by California Government Code, Section 51104(g))?	The Specific Plan area does not contain any forest land, land suitable for timber production, or any parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982 (Chapter 6.7 (commencing with Government Code Section 51100) of Part 1 of Division 1 of Title 5). Therefore, the Specific Plan would not affect such lands.	
d) Would the Specific Plan result in the loss of forest land or conversion of forest land to non-forest use?	The Specific Plan area does not include any forest land. Therefore, the Specific Plan would not result in the loss of forest land or the conversion of forest land to non-forest use.	
e) Would the Specific Plan involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	The establishment of open space and agricultural land adjacent to the proposed Visitor-Serving Commercial uses will create a permanent, stable boundary for uses on the site and will provide sufficient buffers to minimize conflicts between agricultural and non-agricultural uses (see also Threshold 4.2.4(a)). In addition, as specified in Threshold 4.2.4(d), the Specific Plan area does not include any forest land. Therefore, the Specific Plan would not involve other changes in the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.	
<i>4.3 Air Quality</i>		
a) Would the Specific Plan conflict with or obstruct implementation of the applicable air quality plan?	The Specific Plan includes numerous features to support the goal of the RAQS to attain federal and state air quality standards, and is consistent with the most current regional land use plan (SANDAG's 2050 Regional Transportation Plan and Sustainable Communities Strategy) that addresses the intersection of land use and vehicle emissions. The Specific Plan also is consistent with the Draft General Plan Update (2014). That being said, in an abundance of caution, a potentially significant impact attributable to the Specific Plan's potential to conflict with or obstruct implementation of the 2009 RAQS is identified in this	Although EPF AQ-1 through EPF AQ-12 would be implemented, impacts related to conflicts with an applicable air quality plan, the violation of air

Table ES-1
Summary of Environmental Analysis Significance Determinations

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	analysis because the 2009 RAQS specifically assumed less development on the Specific Plan Site than presently proposed. Although EPF AQ-1 would require the Specific Plan applicant to recommend that SDAPCD update the next iteration of the RAQS to include the development projections of the Specific Plan, implementation of that mitigation measure is within SDAPCD's jurisdiction and control, and the timing and implementation of the mitigation cannot be guaranteed.	quality standards, and the cumulatively considerable net increase of any criteria pollutant for which the Specific Plan region is nonattainment under an applicable federal or state ambient air quality standard would be significant and unavoidable .
b) Would the Specific Plan violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<p><u>Construction</u> Regional daily emissions for construction are less than the mass daily significance thresholds for CO, SO₂, PM₁₀, and PM_{2.5}, NO_x and greater than the mass daily significance thresholds for VOCs. The construction VOC emissions are primarily due to the use of architectural coatings. The Specific Plan will comply with SDAPCD Rules and Regulations that require the use of low-VOC coatings to minimize the potential VOC emissions. It also is noted that the analysis conservatively used default assumptions regarding the application of architectural coatings to on-site structures (e.g., parking garage) that, in actuality, likely will use fewer architectural coatings than quantified. Additional feasible EPFs were not identified.</p> <p><u>Operation</u> Emissions associated with the Specific Plan would exceed the criteria pollutant thresholds for VOC emissions during construction, and for VOCs, NO_x, CO, PM₁₀, and PM_{2.5} during operation. Although EPF AQ-2 through EPF AQ-12 would serve to reduce the Specific Plan's operational emissions, no feasible EPFs capable of reducing the Specific Plan's emissions to levels below the mass daily significance thresholds were identified.</p>	
c) Would the Specific Plan result in a cumulatively considerable net increase of any criteria pollutant for which the Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	The Specific Plan's construction emissions are significant for VOCs, and the operational emissions are significant for VOCs, NO _x , CO, PM ₁₀ , and PM _{2.5} . VOCs and NO _x are precursors to ozone. Thus, the Specific Plan would result in a cumulatively considerable net increase of VOC emissions due to construction and VOC, NO _x , PM ₁₀ , and PM _{2.5} emissions from operations.	
d) Would the Specific Plan expose sensitive receptors to substantial pollutant concentrations?	<p><u>Construction</u> The estimated emissions show that the construction emissions will not exceed the federal and state ambient air quality standards, except for PM₁₀ and PM_{2.5}, which exceed the state</p>	

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	<p>ambient air quality standards and federal 24-hour PM2.5 standard. Since the background concentrations for PM10 and PM2.5 exceed the state and federal ambient air quality standards, the South Coast Air Quality Management District (SCAQMD) incremental thresholds are used to assess if the construction emissions contribute substantially to an existing air quality violation. The SCAQMD incremental thresholds for PM10 and PM2.5 are 10.4 micrograms per cubic meter and 1 microgram per cubic meter for the 24-hour and annual averaging times, respectively. A threshold does not exist for the PM2.5 annual standard; therefore, the PM10 annual threshold was used. The results show that the estimated ambient air quality concentrations will be less than the ambient air quality standards and the SCAQMD incremental significance threshold for PM10 and PM2.5.</p> <p><u>Operation</u> The Specific Plan would result in a less than significant impact relative to CO hotspots; therefore, the Specific Plan is not expected to expose sensitive receptors to substantial pollutant concentrations.</p>	
<p>e) Would the Specific Plan create objectionable odors affecting a substantial number of people?</p>	<p>Land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Although the Specific Plan includes agricultural uses, they are the same uses as what currently exists at the Specific Plan site. The Specific Plan also does not include any new uses that are typically associated with odors.</p>	
<i>4.4 Biological Resources</i>		
<p>a) Would the Specific Plan have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by CDFW or USFWS?</p>	<p>Restoration and mitigation would occur under the Specific Plan such that there would be an increase in the Specific Plan area of habitats that are potentially suitable for these special-status plant species.</p> <p>Five special-status wildlife species have been recorded in the Specific Plan area: coastal California gnatcatcher, least Bell's vireo, northern harrier, white-tailed kite, and loggerhead shrike. Because these bird species are highly mobile, it is unlikely that the Specific Plan would result in the direct loss of individual birds. An additional 37 special-status wildlife species have moderate to high potential to occur within the Specific Plan area. These species could be directly impacted by loss of suitable habitat for foraging or nesting.</p>	<p>With implementation of EPF BIO-1 through EPF BIO-23, all potential impacts to biological resources would be less than significant. (See Table ES-3 below).</p>

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS?	All native habitats on site will be protected in accordance with the Carlsbad HMP. The Specific Plan implements a 20-foot buffer around all native upland habitats; a 100-foot buffer around all wetland, riparian, or environmental sensitive habitat areas; and a 50-foot buffer from unvegetated streambeds. This will further limit the indirect impacts that would result from implementation of the Specific Plan.	
c) Would the Specific Plan have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	There would be no direct or indirect impacts to jurisdictional aquatic resources, including federally protected wetlands. All wetlands and waters within the Specific Plan area will be avoided, in accordance with the City of Carlsbad Guidelines for Biological Studies (City of Carlsbad 2008). There will be a 100-foot buffer implemented around all riparian and wetland habitats and a 50-foot buffer implemented around all unvegetated streambeds to protect these resources.	
d) Would the Specific Plan interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Although wildlife movement may be disrupted temporarily during construction due to noise or increased human presence, these impacts are considered temporary in nature, and implementation of the overall Specific Plan would not result in permanent direct impacts to wildlife movement functions. Following construction, wildlife would continue to use the site to move to other areas of biological value. Indirect impacts to wildlife corridors and habitat linkages would result from the generation of fugitive dust, noise, chemical pollutants, increased human activity on trails and paths, and non-native animal species (e.g., brown-headed cowbirds and Argentine ants). However, the required habitat buffers would reduce potential indirect impacts.	
e) Would the Specific Plan conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	See discussion under Threshold 4.4.4(f) for potential impacts related to local policies or ordinances, including the Guidelines for Biological Studies (City of Carlsbad 2008) and Guidelines for Riparian and Wetland Buffers (City of Carlsbad 2010).	
f) Would the Specific Plan conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	The HMP guidelines require buffers and avoidance from sensitive habitats, including wetlands, riparian, and native upland habitats. Buffer widths of 100 feet are proposed for wetlands, riparian habitat, and ESHAs, 50 feet for unvegetated streambeds, and 20 feet for other native habitats within the Specific Plan area. This will ensure that there are no impacts to sensitive species that may occupy these habitats (e.g., least Bell's vireo) and consistency with the Carlsbad HMP.	
<i>4.5 Cultural Resources</i>		
a) Would the Specific Plan cause a substantial adverse change in the significance of a historical	The site is not listed on the CRHR and has never been formally evaluated for significance. In addition, and pursuant to the Specific Plan Land Use Map, the site would be located within	With incorporation of EPF CUL-1 and EPF CUL-3 , all

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Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
resource?	proposed Open Space and would not be disturbed by Specific Plan-related earthwork and construction. In addition, none of the official historic resources listed by NRHP, OHP, or the San Diego Archaeological Center or any of the potential historic resources referenced in the Draft Program EIR for the Draft General Plan Update (2014) are on or near the Specific Plan site.	potential impacts would be reduced to less than significant . (See Table ES-3 below).
b) Would the Specific Plan cause a substantial adverse change in the significance of an archaeological resource?	Although no significant or intact archaeological deposits were identified within impact areas for the Specific Plan, there is a possibility of identifying buried archaeological deposits during Specific Plan-related ground disturbance. However, incorporation of Environmental Protection Feature (EPF) CUL-1 , which requires an archaeological and Native American monitor to be present during all Specific Plan-related ground disturbance to ensure proper treatment of previously undocumented archaeological deposits, would reduce potential impacts.	
c) Would the Specific Plan directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Although a review of record search data and field survey results did not identify any existing paleontological resources in the Specific Plan area, the underlying geological units have a low to high potential to produce paleontological resources. Furthermore, the records search identified 39 localities within a one-mile radius of the Specific Plan area boundary. As such, there is a possibility that paleontological resources could be disturbed during Specific Plan-related grading and earthwork. However, incorporation of EPF CUL-2 and EPF CUL-3 , which requires implementation of a paleontological monitoring program, would reduce potential impacts.	
d) Disturb any human remains, including those interred outside of formal cemeteries?	The Specific Plan area is not currently used as a cemetery and is not otherwise known to contain human remains. However, this does not preclude finding human remains during Specific Plan-related ground disturbance. As standard construction practice, should any human remains be encountered during construction activities, State Health and Safety Code section 7050.5 states that no further disturbance shall occur in the immediate area until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code section 5097.98. In addition, in accordance with state and local guidelines, if the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours for identification of the MLD of the deceased Native American.	
<i>4.6 Geology and Soils</i>		
a) Would the Specific Plan expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving	Because the Specific Plan area is not underlain by known active or potentially active faults, the potential for ground rupture due to faulting is considered low. Although this fault system has the potential to result in strong seismic ground shaking within the Specific Plan area, all	With implementation of EPF GEO-1 through EPF

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Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
<p>rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?</p>	<p>structures on the site would be required to be designed in accordance with the seismic parameters of the CBC, which would minimize potential effects due to a strong seismic event. However, design-level geotechnical investigation would be required to ensure that the design of future buildings is sufficient to reduce risks associated with strong seismic ground shaking. Given the dense/firm and clayey/plastic nature of the formational deposits found in the Specific Plan area, as well as the absence of shallow groundwater, the potential for liquefaction and seismic settlement is very low. The Specific Plan includes a 50-foot bluff setback for Visitor-Serving Commercial uses, which would ensure that erosion of the slopes leading to Agua Hedionda Lagoon are minimized.</p>	<p>GEO-6, potential impacts would be less than significant with the Specific Plan in place. (See Table ES-3 below).</p>
<p>b) Would the Specific Plan result in substantial soil erosion or the loss of topsoil?</p>	<p>Although all Visitor-Serving Commercial and entertainment uses have the potential to increase soil erosion from vegetation removal, grading, and construction activities, compliance with the City's regulations; federal, state, and local laws and regulations concerning building construction; and EPF GEO-4 through EPF GEO-6 would reduce impacts related to soil erosion.</p>	
<p>c) Would the Specific Plan area be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Specific Plan, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</p>	<p>Based on the dense/firm and clayey/plastic nature of the on-site formational deposits, as well as the absence of shallow groundwater, the potential for liquefaction that could result in lateral spreading or collapse and seismic settlement in those areas is very low.</p>	
<p>d) Would the Specific Plan area be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<p>The clay soil in the underlying Santiago Formation may have a high potential for expansion; however, no Visitor-Serving Commercial uses would be permitted in this area because it is designated HMP-OS, which prohibits the construction of structures.</p>	
<p>e) Would the Specific Plan area have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p>The Specific Plan would not include uses requiring septic tanks or alternative wastewater disposal systems.</p>	
<p><i>4.7 Greenhouse Gas Emissions</i></p>		
<p>a) Would the Specific Plan generate greenhouse gas emissions, either directly or indirectly, that may</p>	<p>As shown in Table 4.7-5, the BAU condition emissions would total an estimated 40,585 MT CO2E per year compared to the 33,116 MT CO2E per year that would be emitted by the</p>	<p>With incorporation of EPF AQ-3 through EPF</p>

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Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
have a significant impact on the environment?	Specific Plan. As such, the Specific Plan would result in an approximately 18.4% reduction, which is greater than the reduction in GHG emissions required to comply with AB 32 based on the 2014 AB 32 Scoping Plan Update.	AQ-9, EPF AQ-11, and EPF AQ-12 , Specific Plan impacts on GHG emissions would be less than significant. (See Table ES-3 below).
b) Would the Specific Plan conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?	The Specific Plan's post-2020 emissions trajectory is expected to follow a declining trend that would be consistent with the interim (2030) and horizon-year (2050) goals. Therefore, the Specific Plan would not conflict with the 2030 and 2050 GHG reduction goals in Executive Order B-30-15 and Executive Order S-3-05, respectively, and impacts would be less than significant.	
<i>4.8 Hydrology</i>		
a) Would the Specific Plan require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	BMPs would be implemented as outlined in a site-specific SWPPP. With the implementation of BMPs, standard construction measures, and the proposed detention basins outlined in EPF HYD-1 and EPF HYD-2 , all secondary environmental effects would be less than significant.	With incorporation of EPF HYD-1 through EPF HYD-11 , in addition to EPF WQ-18 and EPF WQ-19 , all hydrological impacts associated with the implementation of the Specific Plan would be less than significant . (See Table ES-3 below).
b) Would the Specific Plan substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	Construction on the Specific Plan area may require dewatering for removal of standing water on site, vector control, or other reasons. Further, dewatering may be necessary if groundwater is encountered during grading, or to allow discharges associated with testing of water lines, sprinkler systems and other facilities (Appendix J). However, if dewatering is required, it would not substantially deplete area groundwater or interfere with groundwater recharge.	
c) Would the Specific Plan substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	Hydromodification control BMP selection for the Specific Plan area would be finalized in future planning phases and would be subject to the requirement that the final hydromodification control BMPs selected shall meet or exceed the established hydromodification control performance standard. With the implementation of either of the two hydromodification control options, hydromodification impacts, such as erosion, resulting from the Specific Plan area would not be substantial.	
d) Would the Specific Plan substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or	As outlined in the response to Threshold 4.8.4(c), through implementation of detention basins on site, construction in the Specific Plan area would not substantially alter the existing drainage pattern or alter the course of a stream or river. The proposed detention basins (or detention vault alternative) would reduce flows to below the existing condition.	

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Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
amount of surface runoff in a manner that would result in flooding on or off site?		
e) Would the Specific Plan create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems?	Both under existing conditions and after implementation of the Specific Plan, all drainage would discharge directly into Agua Hedionda Lagoon. Therefore, runoff would not use existing stormwater drainage systems. In addition, as outlined previously, approximately 85% of the Specific Plan area would be preserved as open space, preserving the natural drainage. Implementation of the Specific Plan on the western edge of the site would potentially alter Subwatersheds 5 and 7. However, as outlined in Table 4.8-1, through implementation of detention facilities, all runoff from the Specific Plan site would be reduced to levels below existing conditions.	
f) Would the Specific Plan place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	The Specific Plan does not propose any housing on site. As outlined in Section 4.8.1, eastern portions of the Specific Plan area are located within the 100-year floodplain, as delineated on FEMA FIRM Panel 0768G. However, no structures are proposed within this portion of the Specific Plan area, or adjacent to this flood hazard area.	
g) Would the Specific Plan place within a 100-year flood hazard area structures that would impede or redirect flood flows?	FEMA FIRM Panel 0768G notes that the eastern portion of the Specific Plan area is within the 100-year floodplain, near the southeast corner of Agua Hedionda Lagoon. This portion of the site would be preserved in perpetuity as open space. No structures are proposed within this portion of the Specific Plan area, or adjacent to this flood hazard area	
h) Would the Specific Plan expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	There are four dams within or adjacent to the Carlsbad area: Calavera, Maerkle, San Marcos, and Bressi. None of these dams is directly upstream of Agua Hedionda Lagoon and the adjacent Specific Plan area; therefore, failure would not result in flooding on site, although the eastern portion of the Specific Plan area is within the 100-year floodplain. In addition, the site is not located within a high-risk dam inundation area, as mapped by the County of San Diego for hazard mitigation planning.	
i) Would the Specific Plan result in inundation by seiche, tsunami, or mudflow?	The Specific Plan area is not underlain by known active or potentially active faults, nor does the Specific Plan area lie within an Alquist-Priolo Earthquake Fault Zone. Therefore, the risk of seiche is minimal in the Specific Plan area. The Specific Plan area is located directly south of Agua Hedionda Lagoon. Although this lagoon is a potential tsunami inundation area, the Specific Plan area is located outside the tsunami inundation line (CalEMA et al. 2009). The Specific Plan area drains to Agua Hedionda Lagoon, directly north of the site and away from the Specific Plan area.	

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Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
<i>4.9 Water Quality</i>		
<p>a) Would the Specific Plan violate any water quality standards or waste discharge requirements?</p>	<p><u>Construction</u> Erosion control BMPs, including but not limited to hydro-mulch, erosion control blankets, stockpile stabilization, and other physical soil-stabilization techniques will be implemented to prevent erosion. Sediment control BMPs, including but not limited to silt fencing, sedimentation ponds, and secondary containment on stockpiles will be implemented to trap sediment and prevent discharge. Non-stormwater and construction waste and materials management BMPs, such as vehicle and equipment fueling and washing BMPs, nonvisible pollutant monitoring, and BMPs to manage materials, products, and solid, sanitary, concrete, hazardous, and hydrocarbon wastes, will also be deployed to protect construction site runoff quality (EPF WQ-8 through EPF WQ-13).</p> <p><u>Operation</u> Specific Plan area BMPs would include low impact development (LID) site design (EPF WQ-25), source control, and LID structural BMPs (EPF WQ-26) consistent with the MS4 Permit requirements. Site design BMPs, especially the minimization of impervious area and the preservation of approximately 167 acres of agriculture and open space within the Specific Plan area, would reduce the impacts associated with increases in stormwater runoff volume. In addition, the results conservatively assume that the LID structural BMPs would not provide any volume reduction via infiltration and evapotranspiration; implementing partially or fully infiltrating BMPs, which is likely to occur as part of the buildout of the Specific Plan area, would result in a smaller change in runoff volumes between the existing and Specific Plan area conditions. Based on the incorporation of site design, source control, and LID structural BMPs consistent with the MS4 Permit, potential post-construction impacts associated with pesticides are expected to be avoided.</p>	<p>With implementation of EPF WQ-1 through EPF WQ-31, water quality impacts associated with the Specific Plan would be less than significant. (See Table ES-3 below).</p>
<p>b) Would the Specific Plan create or contribute runoff water that would provide substantial additional sources of polluted runoff?</p>	<p>See response above.</p>	
<p>c) Would the Specific Plan otherwise substantially degrade water quality?</p>	<p>Wastewater treatment is anticipated to provide some treatment of constituents of emerging concern originating from recycled wastewater to be used for irrigation. In addition, findings from a state-level program to evaluate the occurrence and effects of constituents of emerging concern in reclaimed water will result in the development of control measures that could be</p>	

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	<p>implemented within the Specific Plan area and would ultimately reduce water quality impacts to a less than significant level.</p> <p>Agricultural areas within the Specific Plan area would not be regulated under the MS4 Permit, but under discrete SWRCB regulations for commercial agriculture, most likely waste discharge requirements, which are currently in draft form. The waste discharge requirements require the discharger to implement management measures and BMPs consistent with the SWRCB's Nonpoint Source Plan and/or from University of California Cooperative Extension; U.S. Department of Agriculture, Natural Resources Conservation Service; and/or resource conservation districts.</p>	
<i>4.10 Hazards and Hazardous Materials</i>		
<p>a) Would the Specific Plan create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<p>Adherence to the construction specifications and applicable regulations regarding hazardous materials and hazardous waste, including disposal, would ensure that construction of the Specific Plan would not create a significant hazard to the public or the environment during the construction phase. Once construction is complete, the transport, use, and disposal of hazardous materials during the operational phase of the Specific Plan would include commercial cleaning products, landscaping chemicals and fertilizers, and other substances associated with the potential Visitor-Serving Commercial uses. Transportation, use, and disposal of these materials must comply with all federal, state, and local laws regulating the management and use of hazardous materials; therefore, impacts associated with long-term operation of the Specific Plan are not expected.</p> <p>Agricultural practices would continue with or without the Specific Plan. The continuation of agriculture requires the use of fuels, fertilizers, and pesticides. These potential hazardous substances would be managed according to agricultural best practices</p>	<p>Incorporation of EPF HAZ-1 would reduce potentially significant Specific Plan impacts to less than significant. (See Table ES-3 below).</p>
<p>b) Would the Specific Plan create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p>Site investigations were conducted because past and current agricultural use of the site is considered to be a potential environmental concern. Soil investigations identified toxaphene in concentrations exceeding the California Human Health Screening Levels and the EPA Region 9 Regional Screening Levels for commercial/industrial use in the extreme southwestern corner of the Exclusive Agriculture Open Space (EAG-OS) area. Under the Specific Plan, this area would not be developed with commercial or industrial uses; and, therefore, no release of hazardous materials into the environment would occur. Soil sampling</p>	

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Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	where approximately 26.7 acres of Visitor-Serving Commercial uses are proposed, show that soils are suitable for commercial/industrial use	
c) Would the Specific Plan emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	No schools are located within 0.25 mile of the Specific Plan area; Kelly Elementary and Jeffrey Elementary, the nearest schools, are located over 0.5 mile from the Specific Plan area. Therefore, hazardous emissions or the use of hazardous materials, substances, or waste as part of the Specific Plan would not adversely affect an existing or proposed school.	
d) Would the Specific Plan be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as result, would it create a significant hazard to the public or the environment?	An EDR database search was conducted; and the Specific Plan area was not listed on any federal or state databases. Adjacent properties were reported on the database search, including Toyota Carlsbad Used Cars, Cannon Court, and the Encina Power Plant TPCA/Cabrillo Power LLC; however, none of these properties were determined to pose a risk to the Specific Plan area because they are adjacent to the Specific Plan area.	
e) If located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Specific Plan result in a safety hazard for people residing or working in the project area?	The McClellan–Palomar Airport is located approximately 1.5 miles to the southeast of the Specific Plan area. The McClellan–Palomar ALUCP identifies areas likely to be impacted by noise and flight activity created by aircraft operations at the airport; and these areas are shown on Figure 4.10-1 as Airport Safety Zones, Aviation Easement Areas, and Airport Overflight Notification Area. The extreme eastern edge of the Specific Plan area is located in Airport Safety Zone 6; however, since this area of the Specific Plan area is planned to be permanently preserved in open space.	
f) If in the vicinity of a private airstrip, would the Specific Plan result in a safety hazard for people residing or working in the project area?	There are no private airstrips in the vicinity of the Specific Plan area.	
g) Would the Specific Plan impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Implementation of the Specific Plan would result in new construction, which could result in an increase in demand for emergency services and could affect the implementation of adopted emergency response and evacuation plans. However, as discussed in Sections 4.15, Fire Protection, and 4.16, Police Protection, the proposed Specific Plan does not include residential or other uses that would substantially increase the need for emergency services. In addition, the proposed Specific Plan area is adequately served by such emergency services. Therefore, the proposed Specific Plan would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.	
h) Would the Specific Plan expose people or	The Specific Plan area is primarily located in an area designated “little or no fire threat” in the	

**Table ES-1
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<p>structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Draft General Plan Update (2014), due to its coastal location, proximity to a large water body, and generally urban surroundings. All construction under the Specific Plan would conform with the County Fire Code, which provides minimum requirements for access, water supply and distribution, construction type, fire protection systems, and vegetation management (see, e.g., EPF FP-1, EPF BIO-12, and EPF BIO-7). In addition, a minimum of 50 feet of defensible space for structures would be provided. A small portion of the eastern Specific Plan area is designated a high fire hazard severity zone; however, this area is proposed to be permanently preserved in open space and no development would occur within this Specific Plan area. As such, the Specific Plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.</p>	
<p><i>4.11 Land Use and Planning</i></p>		
<p>a)Would the Specific Plan physically divide an established community?</p>	<p>The Specific Plan would allow for approximately 26.7 acres of Visitor-Serving Commercial (VSC) uses adjacent to I-5, providing continuity with the existing commercial development that currently surrounds the Specific Plan area to the west and south. Land uses would not impede access to any portion of an existing community and the surrounding existing commercial centers.</p>	<p>Impacts to land use and planning as a result of implementation of the Specific Plan would be less than significant and no EPFs are identified.</p>
<p>b)Would the Specific Plan conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<p>The land use designations created by the Specific Plan are consistent with those of the Carlsbad General Plan (1994). The Visitor-Serving Commercial designation provides for consistent allowed uses and development as the TR land use designation of the General Plan. Similarly, the HMP-OS, P-OS, EAG-OS, and AGS-OS designations and allowed uses are consistent with the General Plan’s OS land use designation. The Specific Plan is regulatory in nature, and the land use plan and designations, zoning, development regulations, design guidelines, implementation program, conditions, and environmental mitigation contained herein shall govern all uses within the Specific Plan area.</p> <p>The Specific Plan also will serve as an approved Land Use Plan (LUP) amendment to facilitate protection and conservation of designated open space, support ongoing use of agricultural resources, and enable and regulate development of the associated Outdoor Shopping, Dining, and Entertainment Promenade within the Specific Plan area. This Specific Plan, however, only amends the portions of the Agua Hedionda LUP (1982) that are specifically applicable to the Specific Plan area referenced therein. The portions of the Agua Hedionda LUP (1982) that are not amended or by the Specific Plan Initiative remain in full</p>	<p>Impacts to land use and planning as a result of implementation of the Specific Plan would be less than significant and no EPFs are identified.</p>

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	<p>force and effect as to the Specific Plan area. In addition, all other policies, provisions, and requirements contained in the Agua Hedionda LUP (1982) shall remain in full force and effect as they apply to other property not situated within the boundary of the Specific Plan area.</p> <p>The Specific Plan area is within the jurisdiction of the Carlsbad HMP and complies with the Carlsbad HMP and subsequent guidelines issued by the City. In particular, all environmental protection features and habitat impact ratios identified in Section 4.4, Biological Resources, are in accordance with guidelines established in the Carlsbad HMP. Buffers around sensitive habitat (e.g., riparian, wetland, and coastal sage scrub) follow guidance established in the Guidelines for Riparian and Wetland Buffers (City of Carlsbad 2010). Because the Carlsbad HMP is the Multiple Habitat Conservation Program (MHCP) subarea plan for the City, this Specific Plan is also in accordance with the MHCP.</p>	
<p>c) Would the Specific Plan conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<p>The Specific Plan area is located within the jurisdiction of the Carlsbad HMP and complies with the Carlsbad HMP and subsequent guidelines issued by the City. Because the Carlsbad HMP is the MHCP subarea plan for the City, this Specific Plan is also in accordance with the MHCP.</p>	
<p><i>4.12 Mineral Resources</i></p>		
<p>a) Would the Specific Plan result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<p>The Specific Plan area is located within an MRZ-3 zone (DOC 1982, 1996), indicating that mineral deposits, specifically aggregate resources for the production of Portland cement, are likely to occur in the region; however, the significance of those deposits are unknown. The site-specific geotechnical investigation for the Specific Plan area did not reveal the presence of important mineral resources.</p>	<p>Specific Plan impacts to mineral resources would be less than significant and no EPFs are identified.</p>
<p>b) Would the Specific Plan result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?</p>	<p>The Specific Plan area has not been delineated as an important mineral resource recovery site in the Carlsbad General Plan (1994).</p>	
<p><i>4.13 Noise</i></p>		
<p>a) Would the Specific Plan result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other</p>	<p>The Specific Plan would generate noise from short-term construction activities, and the site would primarily be affected by traffic noise along Cannon Road and I-5. The Specific Plan would not cause an exceedance of City noise/land use compatibility standards. All on-site uses are anticipated to comply with City General Plan (1994) and Municipal Code noise</p>	<p>With implementation of EPF NOI-1 and EPF NOI-2, impacts would be less than significant</p>

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agencies?	<p>standards.</p> <p>The City’s Noise Control Ordinance provides guidance regarding permitted hours for construction activities (Monday through Friday from 7 a.m. to 6 p.m., Saturday 8 a.m. to 6 p.m., and no work on Sundays or federal holidays). The work conducted as part of the Specific Plan would take place within these hours. Accordingly, the Specific Plan would not result in exposure of persons to, or generation of noise levels in excess of, standards established in the City’s Noise Control Ordinance or other applicable noise standards.</p> <p>Biological habitat areas within 1,000 feet of the construction area could experience noise levels exceeding 60 dBA Leq. EPF NOI-2 is required to control construction noise at biological habitat.</p>	with the Specific Plan in place. (See Table ES-3 below).
b) Would the Specific Plan result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	The closest existing residences would be approximately 1,700 feet or more from the construction area, and the nearby hotel would be approximately 700 feet from Specific Plan construction. At these distances, the peak particle velocity from construction would be well below 0.1 inch/second and would also be below the threshold of perceptibility.	
c) Would the Specific Plan result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Long-term operational noise would result from off-site traffic noise and on-site activities associated with the Specific Plan. As discussed previously, noise associated with off-site traffic and on-site activities from the Specific Plan would not result in a substantial increase in ambient noise levels in the Specific Plan vicinity above existing levels.	
d) Would the Specific Plan result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Short-term noise would result from Specific Plan construction. As discussed previously, construction noise would have less than significant impacts; however, construction noise would be audible and could result in periods of annoyance. EPF NOI-1 represents best practices to reduce construction noise at noise-sensitive receivers and at adjacent biological habitat areas.	
e) If located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Specific Plan expose people residing or working in the project area to excessive noise levels?	The extreme eastern edge of the Specific Plan area is located in McClellan-Palomar Airport Safety Zone 6; however, because this area of the Specific Plan area is planned to be permanently preserved in open space, no impact would result.	

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f) If located within the vicinity of a private airstrip, would the Specific Plan expose people residing or working in the project area to excessive noise levels?	There are no private airstrips in the vicinity of the Specific Plan area.	
<i>4.14 Population and Housing</i>		
a) Would the Specific Plan induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Because the Specific Plan area does not contribute to new residential development, or include any residential land uses, permanent population increase would not occur with implementation of the Specific Plan. Although the Specific Plan would generate new jobs, and potentially increase the amount of visitors from surrounding areas, it would not induce substantial population growth.	Impacts to population and housing would be less than significant and no EPFs are identified.
b) Would the Specific Plan displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	The Specific Plan area does not encompass land with existing housing, and the Specific Plan does not include any residential land uses. Implementation of the Specific Plan would not result in displacement of, or construction of housing.	
c) Would the Specific Plan displace substantial number of people, necessitating the construction of replacement housing elsewhere?	The Specific Plan area does not encompass land with existing housing, nor does it include any residential land uses. Implementation of the Specific Plan would not result in displacement of people, or necessitate the construction of housing.	
<i>4.15 Fire Protection</i>		
a) Would the Specific Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?	The introduction of these uses would potentially increase demands for fire protection; however, there are two existing fire stations located within three miles of the Specific Plan area that would be sufficient to serve the Specific Plan. The Specific Plan would not cause a substantial increase in demand for fire protection facilities and no new or physically altered facilities would be required.	With implementation of EPF FP-1 , impacts would remain less than significant with the Specific Plan in place. (See Table ES-3 below).

Table ES-1
Summary of Environmental Analysis Significance Determinations

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
<i>4.16 Police Protection</i>		
<p>a) Would the Specific Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?</p>	<p>The introduction of Specific Plan uses would potentially increase demand for police services; however, the Specific Plan is located in an area surrounded by existing development and is currently served by the Police Department. In addition, because the Specific Plan does not include any residential land uses, the population of the Specific Plan area would not increase as a result of the implementation of the Specific Plan. The Specific Plan would not cause a substantial increase in demand for police protection facilities, and no new or physically altered facilities would be required.</p>	<p>Impacts would be less than significant with implementation of the Specific Plan and no EPFs are identified.</p>
<i>4.17 Schools</i>		
<p>a) Would the Specific Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?</p>	<p>Because the Specific Plan does not include any residential land uses, the population of the Specific Plan area would not increase with implementation of the Specific Plan. Therefore, the demand for schools would not change and there would be no need for new or physically altered school facilities. No impact would occur; however, the Specific Plan would require implementation of Environmental Protection Feature (EPF) SCH-1.</p>	<p>With inclusion of EPF SCH-1, no impact to school facilities would occur with implementation of the Specific Plan. (See Table ES-3 below).</p>
<i>4.18 Libraries</i>		
<p>a) Would the Specific Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?</p>	<p>Because the Specific Plan does not include any residential land uses, the population of the Specific Plan area would not increase with implementation of the Specific Plan. The demand for libraries would not change and there would be no need for new or physically altered library facilities. However, to comply with the Zone 13 LFMP (1995) the payment of the Public Facilities Fee would be required. Environmental Protection Feature (EPF) LB-1 is included in the Specific Plan to ensure proper payment of applicable fees and taxes (see Section 4.18.5).</p>	<p>With implementation of EPF LB-1, impacts would be less than significant with the Specific Plan in place. (See Table ES-3 below).</p>
<i>4.19 Parks and Recreation</i>		
<p>a) Would the Specific Plan increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical</p>	<p>The Specific Plan area presents a unique opportunity for the City to create a sustainable, community-oriented, low-impact recreational area that balances social, economic and environmental values important to the community as stated in the General Plan.</p>	<p>With implementation of EPF REC-1, Specific Plan impacts to parks</p>

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
deterioration of the facility would occur or be accelerated?	Implementation of the Specific Plan would not result in increased use of existing neighborhood and regional parks, because the Specific Plan will facilitate an increase in public recreational areas within the City. The Specific Plan also will potentially extend the life of existing parks by increasing the amount of open space available for public use. Additionally, with consideration of existing park facilities and planned parkland, available parkland is anticipated to accommodate the City without resulting in deterioration of facilities.	and recreation would be less than significant . (See Table ES-3 below).
b) Would the Specific Plan include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	The Specific Plan provides Carlsbad residents and visitors low-impact public access to the open space lands by providing passive recreation amenities including miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, parking, and an integrated resource and educational signage program. Because the Specific Plan proposes low-impact recreational facilities, no significant impacts are anticipated, and all recreational amenities would be consistent with the City's Open Space Management Plan, Proposition C, the Zone 13 LFMP (1995), the Coastal Act, Agua Hedionda LUP (1982), and the Carlsbad General Plan (1994) goals and policies related to parks and recreation (see Appendix P , General Plan Consistency Analysis, and Appendix Q , Coastal Act Consistency Analysis). The Specific Plan would maximize public access to and along the coast, and park and recreation uses would allow for public gathering spaces compatible with other open space uses, to offer opportunities for more community use and enjoyment of the area, consistent with sound resources conservation principles.	
c) Would the Specific Plan result in substantial adverse physical impacts associated with the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for parks?	The Specific Plan area would help satisfy any future additional park acreage needs through inclusion of preserved open space and the trail system. Implementation of the Specific Plan would result in maintaining acceptable service ratios and performance objectives for parks.	
<i>4.20 Traffic and Circulation</i>		
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant	All facilities would be reduced to a less than significant level with implementation of EPFs, under Existing Plus Specific Plan conditions, Year 2019 plus Specific Plan conditions, and Year 2035 (long-range) plus Specific Plan conditions. For a full analysis regarding traffic and circulation, refer to EA Chapter 4.20.	With implementation of EPF TRA-1 through EPF TRA-15 , impacts to facilities would be reduced to a less than

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		significant level.
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	The Specific Plan would not conflict with an applicable congestion management program.	Therefore, the Specific Plan would result in less than significant impacts to traffic and circulation. (See Table ES-3 below).
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	The McClellan–Palomar Airport is located approximately 1.5 miles to the southeast of the Specific Plan area. Although the extreme eastern edge of the Specific Plan area is located in Airport Safety Zone 6, this area is planned to be permanently preserved in open space. Furthermore, Visitor-Serving Commercial uses proposed in the western portion of the Specific Plan area would not create a change in air traffic patterns or air traffic levels that would result in substantial safety risks.	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	With implementation of the Specific Plan, Cannon Road would increase to seven lanes at this segment, which would further lengthen the pedestrian crossing at the intersection. Although it is not possible to reduce the number of lanes crossed by pedestrians without substantially affecting vehicle flow and increasing delays and queuing, implementation of the Specific Plan would enhance existing pedestrian and bicycle opportunities along the Specific Plan frontage from the I-5 northbound ramps intersection east to Car Country Drive. Additionally, the specific access and design features of the Specific Plan have been developed by a civil engineer and have been developed consistent with standard engineering guidelines (including adequate sight distance at intersections).	
e) Result in inadequate emergency access?	Though construction activities are not anticipated to require the closure of Cannon Road at any time, a traffic control plan would be implemented by the Specific Plan applicant and would address all activities performed in the public right-of-way of area roadways. Moreover, the traffic control plan includes measures to maintain a safe, uniform flow of travel for all modes of travel through the construction work zone. The traffic control plan would also therefore ensure that the Fire Department and other emergency vehicles have adequate access to and around the construction zone at all times.	

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	<p>Dedicated turn lanes along Cannon Road to the Specific Plan driveway would be provided and multiple lanes would be provided along roads within the Specific Plan boundary to ensure adequate access for the public and for emergency services.</p>	
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p>To enhance the MMLOS for pedestrians, the Specific Plan would entail design and implementation of an extensive and well-landscaped network of sidewalks from the Paseo del Norte intersection to within the Visitor-Serving Commercial use area to encourage walking. Furthermore, on-site sidewalks shall be separated from vehicle traffic in the exit and entrance driveways and pedestrian crossings of the main driveways shall be limited to sections that include only one or two lanes and/or shall be signalized.</p> <p>The Specific Plan would include design and implementation of a shared-use path along the entire length of the north side of Cannon Road from Car Country Drive to the northeast corner of the I-5 northbound ramps intersection. The purpose of this facility is to provide a separate bikeway that will serve a broad range of skill levels and will accommodate those individuals who do not wish to closely interface with vehicles along long stretches of the roadway. Furthermore, to provide safe crossing at the I-5 ramps intersection, it is recommended that the Specific Plan include a special pedestrian/bicycle signal phase, would be implemented. Signal phasing should include a “no right-turn on red” phase to avoid sight distance issues associated with dual right-turn lanes. The other benefit to providing this facility is the connection it would provide to the proposed North Coast Trail, which is part of the I-5 Corridor Program.</p> <p>Lastly, because improvements to the bicycle network are proposed and may result in increased ridership to and from the Specific Plan site, the Specific Plan would include bicycle racks and/or bicycle lockers. These facilities would be located in the Visitor-Serving Commercial use area and at select locations in the Open Space area and would be accessible to visitors and employees. Furthermore, within the commercial area, showers and personal lockers shall also be provided to encourage employees to ride to and from the site, thus reducing parking and traffic demand and resulting in an environmental benefit.</p> <p>To enhance transit opportunities along the Specific Plan frontage, the Specific Plan shall</p>	

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	include bus stops to service the Specific Plan area. A small bus transfer and staging facility close to one of the main pedestrian entrances shall also be provided within the site, and the size and design of the facility would be developed in consultation with NCTD staff. Providing an attractive and amenitized stop within the Specific Plan site would encourage transit use and at a minimum shall include covered stops with benches. It is also recommended that the Specific Plan applicant discuss extending bus service to one or both of the City's COASTER train stations to maximize multi-modal accessibility to the Specific Plan site.	
<i>4.21 Water Service</i>		
a) Would the Specific Plan require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Current water demand projections for the Specific Plan area are 235 afy. The Specific Plan will utilize recycled water for landscaping and will implement water conservation features (both are discussed in more detail later in this report), which will reduce potable water usage by approximately 46 acre feet per year, reducing potable water demand to 189 acre feet per year. Furthermore, with the inclusion of EPF WS-1 through EPF WS-6 , impacts would be less than significant.	With the inclusion of EPF WS-1 through EPF WS-6 , Specific Plan water service impacts would be less than significant . (See Table ES-3 below).
b) Would the Specific Plan have sufficient water supplies available to serve the Specific Plan area from existing entitlements and resources, or are new or expanded entitlements needed?	MWD and SDCWA UWMPs forecasted projection is greater than the projections in the 2012 Water Master Plan. Thus, potable water demands for the Specific Plan area have been more than accounted for in water supply projections.	
<i>4.22 Sewer Service</i>		
a) Would the Specific Plan exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	The EWPCF meets all current federal, state, and regional requirements for secondary treatment and is expected to continue to meet these requirements. Since the Specific Plan would be served by the EWPCF, it would not exceed wastewater treatment requirements.	With the inclusion of EPF SS-1 through EPF SS-5 , impacts would be less than significant . (See Table ES-3 below).
b) Would the Specific Plan require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	The growth associated with the Specific Plan is accounted for in the 2012 Sewer Master Plan and sufficient treatment capacity exists at the EWPCF to serve the City through 2035. Therefore, the Specific Plan would not require expansion or construction of new wastewater treatment facilities.	
c) Would the Specific Plan result in a determination by the wastewater treatment provider which serves or may serve the Specific Plan that it has adequate capacity to serve the Specific Plan's projected	The incremental flow increase of 9,900 gpd for the Specific Plan area is deemed less than significant since this flow represents less than 5.0 percent of the total average flow projected for LFMP 13 and less than 0.5% of the average flow capacity of the South Agua Hedionda Interceptor at the point of connection. The growth associated with the Specific Plan is accounted for in the 2012 Sewer Master Plan, and sufficient treatment capacity exists at the	

Table ES-1
Summary of Environmental Analysis Significance Determinations

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
demand in addition to the provider’s existing commitments?	EWPCF to serve the City through 2035.	
<i>4.23 Solid Waste</i>		
a) Would the Specific Plan not be served by a landfill with sufficient permitted capacity to accommodate the Specific Plan’s solid waste disposal needs?	Although the Specific Plan would increase demand for solid waste collection and increase the quantity of solid waste hauled to existing landfills, adequate landfill capacity is currently available and would continue to be available in the future for the solid waste disposal needs of the Specific Plan.	With inclusion of EPF SW-1 , impacts on solid waste resulting from implementation of the Specific Plan would be less than significant . (See Table ES-3 below).
b) Fail to comply with federal, state, and local statutes and regulations related to solid waste?	The Specific Plan would require compliance with the City’s existing regulations related to solid waste by including EPF SW-1 (see section 4.23.5, Environmental Protection Features). The City currently diverts approximately 57% of the solid waste generated within its jurisdiction from landfills and is in compliance with all federal, state, and local statutes and regulations related to solid waste. The Specific Plan would be consistent with the statewide goal of 75% waste diversion.	
<i>4.24 Energy</i>		
a) Would the Specific Plan have energy requirements during construction, operation, maintenance and/or removal, or would it use energy-intensive materials?	The increase in energy use during construction would be temporary and would be completed during daylight hours. Although energy-intensive material may be required for construction, implementation of energy efficient design measures such as EPF AQ-3 through EPF AQ-9 , EPF AQ-11 , and EPF AQ-12 would ensure that all Specific Plan impacts would be reduced or avoided.	With inclusion of EPF AQ-3 through EPF AQ-9 , EPF AQ-11 , and EPF AQ-12 as well as EPF ENR-1 , Specific Plan impacts relating to energy would be less than significant . (See Table ES-3 below).
b) Have an effect on local and regional energy supplies and/or require additional capacity?	The Specific Plan area is consistent with the City’s current energy security efforts, and in compliance with the goals of SANDAG’s RES. In conjunction with the City, the Specific Plan would implement the SANDAG-SDG&E Local Government Partnership to implement the RES at the local level. Although the Specific Plan would increase energy use through construction on a portion of the site, SDG&E has adequate supply and transmission capability to serve the Specific Plan area.	
c) Have an effect on peak and base period demands for electricity and other forms of energy?	On-site activities related to the majority of Specific Plan would be passive in nature (e.g., hiking, wildlife viewing, and picnic areas) and therefore would result in relatively low energy use levels during peak and base periods. Building design would employ sustainable, green design and technologies, such as natural lighting and passive heating and cooling, reducing demands for electricity during both peak and non-peak periods.	
d) Comply with existing energy standards?	The Specific Plan would comply with all applicable federal, state, and local energy standards, as well as incorporating sustainable building design features, ensuring	

**Table ES-1
Summary of Environmental Analysis Significance Determinations**

Environmental Issue	Result of Environmental Analysis	Impact Level After EPFs
	energy efficiency, and encouraging bicycle and pedestrian circulation throughout the Specific Plan area. The Specific Plan, at a minimum, would exceed the 2013 Title 24 standards by 5%. In the event that an update to those standards becomes effective before building permits are secured, the Specific Plan would comply with the then-effective and applicable building standards.	
e) Have an effect on energy resources?	The Specific Plan would increase the areas effect on energy resources, incorporate sustainable design features, and comply with all energy regulations and would contribute to the City’s continuing efforts to decrease the use of energy and fossil fuel consumption. Thus, the Specific Plan would not have substantial effects on energy resources.	
f) Result in transportation energy use or would it use efficient transportation alternatives?	Although the Specific Plan area would slightly increase transportation energy use by situating Visitor-Serving Commercial uses near major transportation corridors and key visitor draws such as the ocean, lagoons, LEGOLAND, and the Carlsbad “Village”; the Specific Plan’s establishment of walkways, trails, and bicycle paths would encourage visitors to use alternative modes of transportation within and surrounding the Specific Plan area. The Specific Plan would provide for a Bike Route Overlay to accommodate a future bike lane parallel to Cannon Road and parallel to I-5. Furthermore, over 85% of the entire Specific Plan area would be protected open space and agricultural land, as well as miles of new nature trails and walkways, picnic and rest areas, and lagoon vistas.	
<i>4.25 Socioeconomic Effects</i>		
a) Would the Specific Plan create long-term retail vacancies or result in the abandonment of buildings in the retail market in the Specific Plan area and result in the physical deterioration of affected properties leading to urban decay?	Should the Specific Plan be developed, there is sufficient commercial/retail demand within the Trade Area to support the implementation of the Specific Plan without having an adverse economic impact on the existing or proposed retail establishments in the Trade Area. Therefore, the Specific Plan will not create long-term retail vacancies or result in the abandonment of buildings in the retail market in the Specific Plan area or result in the physical deterioration of affected properties leading to urban decay.	Specific Plan socioeconomic effects would be less than significant and no EPFs are identified.

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
<p>Aesthetics</p>	<p>There would be no buildings higher than 35 feet within the entire VSC area. Therefore, no tall building or obtrusive structures would be allowed on site, which would contribute to the degradation of scenic vistas. Thus, the Specific Plan would not contribute considerably to a cumulative significant effect to scenic vistas. Additionally, due to the location of the cumulative projects, it is unlikely that the Specific Plan would be visible along with any given cumulative project from any scenic viewpoint. As discussed in Section 4.1, Aesthetics, the Specific Plan would represent a low to moderate visual change from surrounding areas when compared to existing conditions. The architectural style, layout and aesthetic are intended to encourage a character and experience that is both reminiscent and respectful of the recent history of the Carlsbad area, while providing for the identity of the individual tenants and providing for future flexibility as retail and commercial design concepts evolve.</p> <p>All construction within the VSC portion of the Specific Plan would comply with the design and siting requirements of Coastal Act Section 30251, protecting views to and along the ocean and scenic coastal areas, minimizing the alteration of natural land forms, being visually compatible with the character of surrounding areas, and where feasible, restoring and enhancing visual quality in visually degraded areas. As such, implementation of the Specific Plan would not contribute considerably to a cumulatively significant effect to visual character and quality.</p> <p>Overall, the Specific Plan requires EPFs (EPF AES 1 through EPF AES-8) that are intended to avoid or substantially reduce all potential environmental effect to the maximum extent feasible. As such, the Specific Plan would not contribute considerably to a significant cumulative effect to lighting and glare. In addition, with incorporation of and in compliance with all applicable light pollution control regulations, the cumulative projects in combination with the Specific Plan would not result in a significant cumulative effect.</p>	<p>Less than significant cumulative effects.</p>
<p>Agricultural and Forest Resources</p>	<p>The Specific Plan would involve converting approximately 26.7 acres of FMMP-designated farmland (22.1 acres of Prime Farmland and 3.4 acres of Unique Farmland) from active agriculture to VSC uses. The Specific Plan would incorporate EPF AG-1, which requires the Specific Plan applicant to preserve in perpetuity agricultural uses in the Exclusive Agricultural Open Space (EAG-OS) and Agricultural Support Open Space (AGS-OS) areas through the recordation of open space easements and deed restrictions. The preservation of 45.6 acres of EAG-OS in addition to 15.9 acres of AGS-OS will improve and expand existing operations and will allow for new recreation and education opportunities for the public. Farm stands, farmer markets, u-pick (strawberry) facilities, “farm-to-table” dining, and areas to serve both recreation and education would be allowed in the AGS-OS portion of the Specific Plan. This will allow visitors to experience sustainable farming practices and to procure produce grown on site, thereby contributing to the long-term viability of agriculture in the area. Furthermore, the Specific Plan applicant would subsidize the cost of restoring the currently fallow agricultural land (approximately 37.5 acres) on site in order to ensure that a profitable, more economically viable agricultural operation exists in perpetuity within the Specific Plan boundary.</p>	<p>Less than significant cumulative effects.</p>

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
	<p>None of the cumulative projects listed in Table 5-1 converts an agricultural use to a non-agricultural use. Most cumulative projects would involve revitalization of existing uses and infill or renovation of underutilized uses. Therefore, no potentially significant cumulative effect to conversion of farmland would result.</p> <p>The Specific Plan area does not contain any forest land, land suitable for timber production, or any parcels of real property zoned for timberland production; therefore, the Specific Plan would not affect such lands. As such, the Specific Plan would not contribute considerably to a significant cumulative effect to forest resources.</p>	
<p>Air Quality</p>	<p>As discussed in Section 4.3, Air Quality, the Specific Plan exceeds the 2009 County Regional Air Quality Strategy (RAQS) development projection by 121,400 square feet. As such, it is assumed that the Specific Plan would result in emissions greater than those contemplated in the 2009 RAQS and therefore would potentially conflict with the ability of the RAQS to demonstrate attainment and maintenance of the National Ambient Air Quality Standards and the California Ambient Air Quality Standards. The Specific Plan is consistent with the objectives of the 2009 RAQS for smart growth and is expected to help shorten trip lengths made by retail and commercial customers in north San Diego who would otherwise need to travel to downtown San Diego or Orange County for similar retail and commercial uses. The Specific Plan is also expected to encourage hybrid vehicle usage through preferential parking for electric vehicles and electric vehicle charging stations, and encourage the use of public transportation through connectivity to existing bus and train services.</p> <p>The Specific Plan is consistent with the City's Draft General Plan Update (2014), as well as SANDAG's 2050 Regional Transportation Plan and Sustainable Communities Strategy. EPF AQ-1 requires the Specific Plan applicant to request that the San Diego Air Pollution Control District revise the RAQS to include the development projections of the Specific Plan in the SDAPCD's next triennial update to the RAQS. Thus, it is anticipated that the Specific Plan will be consistent with future updates to the 2009 RAQS since the RAQS would be updated based on current California Air Resources Board and SANDAG information, which would include the City's latest land use planning information. Although it is anticipated that the Specific Plan would be consistent with future updates to the 2009 RAQS, it is not consistent with the 2009 RAQS; and as such, cumulative effects to applicable air quality plans are considered cumulatively considerable. This finding conforms to the City of Carlsbad Draft General Plan Update EIR's findings relative to air quality impacts.</p> <p>The Specific Plan has also incorporated a transportation demand management program to help reduce trip generation. The mixed-use design of the Specific Plan will also help reduce total vehicle miles traveled by shortening potential trips. The Specific Plan would implement EPF AQ-1 through EPF AQ-12 to further reduce emissions. However, emissions associated with the Specific Plan would exceed San Diego Air Pollution Control District criteria pollutant thresholds for VOC emissions during construction, and for VOCs, NO_x, PM₁₀ and PM_{2.5} during operation; therefore, effects would be cumulatively considerable. This finding conforms to the City of Carlsbad Draft General Plan Update EIR's finding relative to air quality impacts.</p>	<p>Cumulatively considerable significant and unavoidable effects.</p>

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
<p>Biological Resources</p>	<p>The Specific Plan does not propose development or disturbance in the high-quality coastal scrub and marsh habitats that exists in the extreme northern and eastern regions of the Specific Plan area. Therefore, no direct effects to the special-status species that exist there or their habitat are likely to occur with the implementation of the Specific Plan. Additionally, restoration and environmental protection would occur under the Specific Plan such that there would be an increase in habitats that are potentially suitable for these special-status plant species. Any potential indirect effects to special-status plant species would only be short-term and temporary due to construction activities. There would be no direct or indirect effects to jurisdictional aquatic resources, including federally protected wetlands. All wetlands and waters within the Specific Plan area will be avoided, and there will be a 100-foot buffer implemented around all riparian, wetland, and streambed habitats to protect these resources.</p> <p>The eastern part of the Specific Plan area is located within the Carlsbad HMP existing hardline conservation area and is identified as a linkage that serves as an important wildlife corridor. Due to the lack of resources and restriction by roads and Agua Hedionda Lagoon, the remainder of the Specific Plan area does not serve an important role in habitat connectivity in the region.</p> <p>A cumulative effect to regional planning to protect biological resources would occur if the reasonably foreseeable cumulative projects conflict with one or more local policies or ordinances protecting biological resources. The City is almost entirely built out with only a few vacant parcels and pockets of native and/or naturalized vegetation remaining. All cumulative projects would be subject to review for compliance with all applicable local and regional biological plans, policies, and ordinances. The Specific Plan area is located within the jurisdiction of Carlsbad HMP and complies with the HMP and subsequent guidelines issued by the City. In particular, all EPFs and habitat effect ratios are in accordance with guidelines established in the Carlsbad HMP. Buffers around sensitive habitat follow guidance established in the Guidelines for Riparian and Wetland Buffers. As the Carlsbad HMP is the Multiple Habitat Conservation Program (MHCP) subarea for the City, this Specific Plan is also in accordance with the MHCP. Therefore, there would be no effects to regional resource planning from implementation of the Specific Plan.</p>	<p>Less than significant cumulative effects.</p>
<p>Cultural Resources</p>	<p>The cumulative projects listed in Table 5-1 have potential for inadvertent discovery of archaeological resources of unknown significance. Cumulative projects located within fully developed areas, such as Quarry Creek and the DKN Hotel, would likely have a low chance of accidental discoveries of unknown archeological resources due to previous construction likely removing or destroying archaeological resources that previously existed within the sites. However, cumulative projects that are in proximity to non-developed areas may have a greater potential to affect both known and unknown archaeological resources.</p> <p>The cumulative projects listed in Table 5-1 have potential for inadvertent discovery of archaeological resources of unknown significance. Cumulative projects located within fully developed areas, such as Quarry Creek and the DKN Hotel, would likely have a low chance of accidental discoveries of unknown archeological resources due to previous construction likely removing or destroying archaeological resources that previously existed within the sites. However, cumulative projects that are in proximity to non-developed</p>	<p>Less than significant cumulative effects.</p>

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
	<p>areas may have a greater potential to affect both known and unknown archaeological resources. Additionally, the occurrence of known and unknown historical resources that may be affected by the cumulative projects is not known. However, all cumulative projects in sensitive areas would be required to mitigate for potential effects to archaeological and/or historical resources, which would substantially reduce or avoid cumulatively considerable effects. For the reasons stated below, the Specific Plan would not contribute considerably to a cumulatively significant effect to archaeological or historical resources.</p> <p>Overall, adherence to the State Health and Safety Codes, other state and local guidelines, and EPF CUL-2 would ensure that the Specific Plan would not contribute considerably to a significant cumulative effect to human remains.</p>	
Geology and Soils	<p>Each cumulative project listed in Table 5-1 would be required to adhere to required building engineering design per the most recent California Building Code in order to ensure the safety of building occupants and avoid a cumulative geologic hazard. Additionally, projects would incorporate individual EPFs for site-specific geologic hazards present on each individual cumulative project site. Therefore, no potential cumulative effect related to site-specific geologic hazards such as landslides, liquefaction, soil stability characteristics, seismic hazards, and erosion would occur.</p>	Less than significant cumulative effects.
GHG Emissions	<p>The Specific Plan would result in an approximately 18.4% reduction in GHG emissions, which is greater than the reduction in GHG emissions required to comply with Assembly Bill (AB) 32 based on the 2014 Assembly Bill 32 Scoping Plan Update. Thus, the Specific Plan would not contribute considerably to a significant cumulative effect resulting from GHGs.</p> <p>The Specific Plan includes approximately 63,000 square feet less land use than the amount included in the SANDAG model and is consistent with the City’s General Plan land use designation used by SANDAG to develop its Senate Bill 375 forecasted development pattern in the SCS. The Specific Plan would not conflict with the City’s Draft CAP, and thus, the Specific Plan would not contribute considerably to a significant cumulative effect from GHGs.</p> <p>The Specific Plan’s post-2020 emissions trajectory is expected to follow a declining trend that would be consistent with the 2030 and 2050 goals. Therefore, the Specific Plan would not conflict with the 2050 GHG reduction goal in Executive Order No. S-3-05 nor the 2030 GHG reduction goal in Executive Order No. B-30-15, and a considerable cumulative effect for GHGs would not occur.</p>	Less than significant cumulative effects.
Hydrology	<p>All projects would be required to comply with Regional Water Quality Control Board (RWQCB) standards for water discharge during both construction and operation phases. Compliance with these standards would minimize effects that increase erosion. Each cumulative project would employ site design features, treatment control, and source control BMPs, as necessary, to control for erosion and drainage.</p> <p>The Specific Plan would require hydromodification to two subwatersheds to ensure the site would continue to drain directly into Agua Hedionda Lagoon as it does in the existing condition. The design of the Specific Plan includes one drainage detention basin for each of these affected</p>	Less than significant cumulative effects.

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
	<p>subwatersheds (EPF HYD-1 and EPF HYD-2), both for peak flow attenuation and to account for potential hydromodification associated with construction; however, construction of these facilities would be in compliance with all applicable regulations and reduce runoff rates to below the existing condition. In addition, BMPs would be implemented as outlined in a site-specific SWPPP. With the implementation of BMPs, EPF HYD-3 through EPF HYD-11, and the proposed detention basins outline in EPF HYD-1 and EPF HYD-2, all secondary environmental effects would be less than significant and a considerably cumulative effect to drainage would not occur.</p>	
Water Quality	<p>Specific Plan area BMPs would include LID site design (EPF WQ-18), source control, and LID structural BMPs (EPF WQ-19) consistent with the MS4 Permit requirements. Site design BMPs, especially the minimization of impervious area and the preservation of approximately 176.7 acres of agriculture and open space within the Specific Plan area, would reduce the effects associated with increases in stormwater runoff volume. Implementing partially or fully infiltrating BMPs, which is likely to occur as part of the buildout of the Specific Plan area, would result in a smaller change in runoff volumes between the existing and Specific Plan area conditions. Therefore, with the Specific Plan area BMPs in place, the Specific Plan would not cause a cumulatively considerable adverse effect to water quality resulting from increases in stormwater runoff volumes and pollutants.</p> <p>The Specific Plan would implement any control measures that result from the state-level program to evaluate the occurrence and effects of constituents of emerging concern in reclaimed water, which would ultimately reduce water quality effects.</p>	Less than significant cumulative effects.
Hazards and Hazardous Materials	<p>All the cumulative projects would be required to comply with federal, state, and local standards regarding the handling, use, transport, storage, and disposal of hazardous materials, which are intended to minimize risk to public health and the environment. Cumulative projects would also be required to minimize erosion and pollution discharge through compliance with the RWQCB through implementation of project-specific BMPs and SWPPPs (or equivalent, per project). Due to compliance with applicable hazardous materials regulations and site-specific analysis of existing hazardous materials within each cumulative project site, a potential cumulative effect would not occur and the Specific Plan would not contribute considerably to a cumulative effect to hazardous materials.</p> <p>Implementation of the Specific Plan would result in new development, which could result in an increase in demand for emergency services and could affect the implementation of adopted emergency response and evacuation plans. However, the Specific Plan does not include residential or other uses that would substantially increase the need for emergency services. In addition, the Specific Plan area is adequately served by emergency service and the plan would be required to comply with applicable emergency response and evacuation policies as well. Therefore, the Specific Plan would not contribute considerably to a significant cumulative effect to emergency response.</p> <p>Furthermore, the Specific Plan would not contribute considerably to a cumulatively significant effect to wildland fire hazards.</p>	Less than significant cumulative effects.
Land Use and Planning	<p>Projects that would result in physical division of an established community would include large infrastructure projects such as new freeways, dams, or other facilities that completely impede movement between two areas. None of the cumulative projects listed in Table 5-1 would be</p>	Less than significant

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
	<p>expected to result in physical division of an established community. The Specific Plan would not cause a cumulatively considerable effect by physically divide an established community.</p> <p>All cumulative projects listed in Table 5-1 would be subject to similar plan consistency criteria as the Specific Plan, which would ensure compliance with existing applicable land use plans with jurisdiction over the Specific Plan area. Any cumulative projects that propose amendments to the general plan or zoning ordinance would be required to show that proposed uses would be consistent with applicable policies. The Specific Plan is regulatory in nature, and the land use plan and designations, zoning, development regulations, design guidelines, implementation program, conditions, and EPFs shall govern all uses within the Specific Plan area. Except as otherwise provided herein, this Specific Plan shall fully replace and supersede all those provisions of the Carlsbad Municipal Code and other applicable, adopted rules, regulations, or official policies of the City, as they may otherwise apply to all property and development within the Specific Plan area. Overall, no potentially significant cumulative effect to conflicts with land use plans, policies, and regulations would result.</p>	cumulative effects.
Mineral Resources	<p>As discussed in Section 4.12, Mineral Resources, the Specific Plan area is located in an MRZ-3 Zone, indicating that mineral deposits, specifically aggregate resources for the production of Portland cement, are likely to occur in the region; however, the significance of those deposits are unknown. The site-specific geotechnical investigation for the Specific Plan area did not reveal the presence of important mineral resources; therefore, no effects would arise because the Specific Plan would not result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state.</p>	Less than significant cumulative effects.
Noise	<p>Most on-site activities related to the Specific Plan would be passive in nature (e.g., hiking, wildlife viewing, picnic areas), and therefore would result in relatively low noise levels, particularly in the eastern portions of the Specific Plan area. Long-term operational noise from the VSC uses would result from off-site traffic and on-site activities associated with the Specific Plan. This noise, however, would not result in a substantial increase in ambient noise levels in the Specific Plan vicinity above existing levels. Thus, the noise level increase associated with the on-site operational activities would not contribute considerably to a cumulative effect.</p> <p>Short-term noise would result from Specific Plan construction; however, the work conducted as part of the Specific Plan would take place within the hours recommended by the City of Carlsbad's Noise Control Ordinance (Monday through Friday from 7 a.m. to 6 p.m., Saturday from 8 a.m. to 6 p.m., and no work on Sundays or federal holidays). With the incorporation of EPF NOI-1, best practices would be required to reduce construction noise at noise-sensitive receivers and at adjacent biological habitat areas; therefore, noise associated with construction would not contribute to a cumulative effect to noise.</p> <p>Biological habitat areas within 1,000 feet of the construction area could experience noise levels exceeding 60 dBA L_{eq}. EPF NOI-2 is required to control construction noise at biological habitat. With implementation of EPF NOI-2, construction noise would not contribute to a considerably cumulative effect to noise.</p>	Less than significant cumulative effects.

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
Population and Housing	The Specific Plan area does not contribute to new residential facilities, or include any residential land uses, permanent population increase would not result with the implementation of the Specific Plan. Although the Specific Plan would generate new jobs and potentially increase the amount of visitors from surrounding areas, it would not induce substantial population growth. Therefore, the Specific Plan would not contribute considerably to a cumulatively significant effect to population growth.	Less than significant cumulative effects.
Fire Protection	The Specific Plan would not cause a substantial increase in demand for fire protection facilities and no new or physically altered facilities would be required. In addition, the Specific Plan incorporates EPF FP-1 to ensure compliance and/or help to reduce effects. Therefore, the Specific Plan would not contribute considerably to a cumulative effect to fire protection.	Less than significant cumulative effects.
Police Protection	Since the Specific Plan does not include any residential land uses, the population of the area would not increase. Therefore, there would be no substantial increase in demand for police protection facilities, and no new or physically altered facilities would be required. Therefore, the Specific Plan would not contribute considerably to a cumulative effect to police protection.	Less than significant cumulative effects.
Schools	As discussed in Section 4.17, Schools, because the Specific Plan does not include any residential land uses the population of the Specific Plan area would not increase as a result of implementation of the Specific Plan. Therefore, the demand for schools would not change, and there would be no need for new or physically altered school facilities. In addition, the Specific Plan incorporates EPF SCH-1 to ensure compliance and/or reduce effects to schools. Therefore, the Specific Plan would not contribute considerably to a cumulative effect to schools.	Less than significant cumulative effects.
Libraries	As discussed in Section 4.18, Libraries, because the Specific Plan does not include any residential land uses the population of the Specific Plan area would not increase as a result of implementation of the Specific Plan. Therefore, the demand for libraries would not change, and there would be no need for new or physically altered library facilities. However, in order to comply with the LFMP for Zone 13, the payment of the Public Facilities Fee would be required. The Specific Plan incorporates EPF LB-1 to ensure proper payment of applicable fees and taxes. Therefore, the Specific Plan would not result in the need for new library facilities and upon payment of the Public Facilities Fee, the Specific Plan would not contribute considerably to a cumulative effect to libraries.	Less than significant cumulative effects.
Parks and Recreation	The Specific Plan would maximize public access to and along the coast, and park and recreation uses would allow for public gathering spaces compatible with other open space uses, to offer opportunities for more community use and enjoyment of the area, consistent with sound resources conservation principles. The Specific Plan would also incorporate EPF REC-1 to avoid or substantially remove all potential environmental effects to the maximum extent feasible. Therefore, the Specific Plan would not contribute considerably to an adverse cumulative effect to parks and recreational facilities.	Less than significant cumulative effects.
Traffic and Circulation	The TIA concluded that the Specific Plan would have a less than significant effect to intersections with the implementation of EPFs and would not contribute to a cumulatively considerable effect to intersection operations under Year 2035 (long-term) plus Specific Plan conditions. The TIA analyzed roadway segments under Year 2035 (long-term) plus Specific Plan conditions and concluded that all study roadway segments	Less than significant cumulative

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
	<p>are projected to operate at LOS D or better during both peak hours. As such, the Specific Plan would not result in a cumulatively considerable effect to the study roadway segments under Year 2035 (long-term) plus Specific Plan conditions.</p> <p>After applying the applicable significant impact criteria from the TIS Guidelines, it was determined that the Specific Plan would result in a significant impact on the five I-5 freeway study segments from La Costa Avenue to Carlsbad Village Drive since the Specific Plan peak hour addition of traffic to the freeway mainline is more than 1% of the per-lane capacity. The Specific Plan trips would be approximately 2-3% of total traffic volume on I-5. However, with implementation of EPFs, which entails fair-share funding toward the I-5 NCCP for planned freeway-related impacts in the Specific Plan area, freeway segment impacts would be addressed and reduced to less than significant.</p> <p>Fair-share funding toward the I-5 Corridor Program for planned freeway-related impacts in the Specific Plan area would reduce impacts anticipated under Year 2035 (long-range) plus Specific Plan conditions at the I-5 southbound on-ramp at Tamarack Avenue and the I-5 southbound on-ramp at Cannon Road impacts to less than significant.</p>	effects.
Water Service	Current water demand projections for the Specific Plan area are 235 afy. With implementation of the Specific Plan and the inclusion of recycled water and water conservation measures, potable water demand would be reduced by 41,046 gpd or by 46 afy. Additionally, growth in the Specific Plan area was factored into the CMWD UWMP, which determined that there are reliable water supplies in place to meet projected demand through 2035. Therefore, sufficient water supplies would be available to serve the Specific Plan area. With the inclusion of EPF WS-1 through EPF WS-6 , the Specific Plan would not contribute considerably to a cumulatively significant effect to water service and water service facilities.	Less than significant cumulative effects.
Sewer Service	The Specific Plan's projected average flow of 47,300 gpd. The Sewer Master Plan concludes that the South Agua Hedionda Interceptor is sized to accommodate build-out, including the additional development within the Specific Plan area. The incremental flow increase of 9,900 gpd for the Specific Plan area is deemed less than significant since this flow represents less than 5.0 percent of the total average flow projected for LFMP 13 and less than 0.5% of the average flow capacity of the South Agua Hedionda Interceptor at the point of connection. The growth associated with the Specific Plan is also accounted for in the 2012 Sewer Master Plan and there is sufficient treatment capacity at the EWPCF to serve the City through 2035. Therefore, the Specific Plan would not require expansion of new wastewater treatment facilities. In addition, the Specific Plan would implement EPF SS-1 through EPF SS-5 that would further lessen effects. Therefore, the Specific Plan would not contribute considerably to a cumulatively significant effect to sewer service.	Less than significant cumulative effects.
Solid Waste	The cumulative projects would result in an increase in solid waste; however, the cumulative increase in demand for solid waste would not require new or expanded facilities. The majority of solid waste generated in the City is sent to the Otay and Sycamore Landfills. Both landfills are expected to be in operation and have sufficient capacity through 2028 and 2031. The Specific Plan would require compliance with the City's existing regulations related to solid waste by including EPF SW-1 , which requires the segregation of solid waste, recyclable materials, and green waste. In addition, the Specific Plan would comply with the City's solid waste regulations and would participate in the City's commercial	Less than significant cumulative effects.

**Table ES-2
Cumulatively Considerable Effects**

Environmental Issue Area	Summary of Cumulative Effects	Cumulatively Considerable?
	recycling programs to further reduce the Specific Plan. Therefore, the Specific Plan would not contribute considerably to a cumulative significant effect to solid waste.	
Energy	<p>The Specific Plan area encourages the use of alternative transportation, and would establish an integrated system of pedestrian, bicycle, and trail routes throughout the Specific Plan area. The Specific Plan area would also provide for pedestrian access by incorporating walkways and paths that link on-site destinations. Sidewalks with decorative paving, medians, landscaping, and safety features would be incorporated into the site design to allow pedestrians to safely and easily move throughout the site.</p> <p>The Specific Plan would comply with SANDAG’s Regional Energy Strategy (RES), and on-site activities related to the majority of Specific Plan would be passive in nature (e.g., hiking, wildlife viewing, and picnic areas) and therefore would result in relatively low energy use levels during peak and base periods. Although the Specific Plan would increase the areas effect on energy resources, incorporated sustainable green design features, and compliance with all energy regulations would contribute to the City’s continuing efforts to decrease the use of energy and fossil fuel consumption. Thus, the Specific Plan would not have considerable cumulative effect on energy resources.</p> <p>The Specific Plan would comply with all applicable federal, state, and local energy standards, as well as incorporating sustainable building design features, ensuring energy efficiency, and encouraging bicycle and pedestrian circulation throughout the Specific Plan area. The Specific Plan, at a minimum, would exceed the 2013 Title 24 standards by 5%.</p>	Less than significant cumulative effects.
Socioeconomic Effects	<p>Based on the analysis, it is unlikely the Specific Plan would have an adverse impact on the existing Shopper Goods, Food, or Eating and Drinking retail establishments within the Trade Area. The analysis in Appendix R estimates that should the Specific Plan be developed in conjunction with other currently planned retail projects in the area, the PMA would be underserved and maintain a net demand for additional retail square footage.</p> <p>When net demand exists, market conditions are generally favorable for retail businesses; as a result, retailers will not be forced to close for reasons related to insufficient demand caused by the Specific Plan. Should existing businesses close, it would likely occur on an intermittent/site-specific basis, and primarily for reasons unique to those businesses. Further based on the data, as market conditions remain favorable based on the net demand for additional retail square footage, it is unlikely the Specific Plan would cause significant business closures and long-term vacancies that would cause property owners to cease maintaining their properties and leave decaying, unoccupied shells. The Specific Plan would not have cumulatively considerable socioeconomic effects.</p>	Less than significant cumulative effects.

Table ES-3, below, summarizes the Specific Plan's EPFs that are made part of the Specific Plan. The Specific Plan features are intended to avoid or substantially reduce all potential environmental effects to the maximum extent feasible, and the City of Carlsbad retains full authority to enforce each of the Specific Plan's EPFs.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
<i>Environmental Analysis</i>	
(Environmental Protection Features²) EPF-1	The Specific Plan applicant ³ shall comply with all applicable provisions of federal and state laws and regulations in effect at the time of building permit issuance.
EPF-2	The Specific Plan applicant shall comply with all conditions and mitigation measures required as part of the Zone 13 Local Facilities Management Plan (1995) prior to the issuance of building permits.
EPF-3	The Specific Plan applicant shall pay the City of Carlsbad's standard improvement plan check and inspection fees. Specific Plan improvements shall be commenced within 48 months (plus a one (1) year extension) from the approval date of the Specific Plan's coastal development permits; provided, however, there is no litigation filed challenging any aspect of the Specific Plan or the coastal development permit. In the event of any such litigation, the time frames specified herein shall be tolled with regard to all Specific Plan and coastal development permit improvement requirements from the date the complaint or petition is filed until the time that such litigation is finally resolved by a court of competent jurisdiction.
EPF-4	Prior to issuance of building permits, the Specific Plan applicant shall pay all fees, deposits, and charges for connection to public facilities.
EPF-5	No building permit shall be issued within the Specific Plan area unless any applicable fee required by Carlsbad Municipal Code, Chapter 21.90, Growth Management, and any applicable local facilities management plan fee, are first paid.
<i>Aesthetics</i>	
EPF AES-1	Lighting necessary for agricultural operations shall be compatible with adjacent uses.
EPF AES-2	Selected architectural elements in the Visitor Serving Commercial area will be highlighted with illumination and provide a safe and secure environment for visitors and merchants.
EPF AES-3	Light fixtures at a variety of lighting levels will be used at entries, plazas, parking lots, and other areas where evening activity is expected.

² Environmental Protection Features (EPFs) apply exclusively and specifically to this Specific Plan.

³ When this **Table 1** refers to the Project applicant, the reference shall mean the Project applicant or its designee.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
EPF AES-4	All light standards shall be consistent with the design, materials, color, color of light, and overall architectural style of the Specific Plan.
EPF AES-5	The Specific Plan applicant shall prepare a landscape and irrigation plan in conformance with the following standards: The Specific Plan applicant shall submit and obtain City of Carlsbad (City) Planner (City Planner) review of a final landscape and irrigation plan showing conformance with any approved preliminary landscape/irrigation plan, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. The Specific Plan applicant shall construct and install all landscaping and irrigation as shown on the approved final plans. All landscaping shall be maintained, free from weeds, trash, and debris. All irrigation systems shall be maintained to provide the optimal amount of water to the landscape for plant growth without causing soil erosion, runoff, or water waste.
EPF AES-6	The Specific Plan applicant shall execute and submit to the City engineer for recordation the City's standard form street tree maintenance agreement, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
EPF AES-7	Signs for the Specific Plan area shall conform to the standards set forth in the Specific Plan and subject to the review by the City Planner prior to installation of such signs, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
EPF AES-8	This Specific Plan shall be annexed into the City's Street Lighting and Landscaping District No. 2 (SL&LD No. 2); the Specific Plan applicant shall cause to be executed an agreement to annex the subject property into SL&LD No. 2 in a form acceptable to the assistant City finance director and in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan; and the Specific Plan applicant shall pay all fees necessary to annex the property into SL&LD No. 2.
<i>Agriculture and Forest Resources</i>	
EPF AG-1 EPF BIO-18.	Agricultural uses in the EAG-OS and AGS-OS shall be preserved in perpetuity through the recordation of an open space easement(s) over these lands. See also
<i>Air Quality</i>	
EPF AQ-1	The Specific Plan applicant shall request that the San Diego Air Pollution Control District revise the RAQS to include the development projections of the proposed Specific Plan in the SDAPCD's next triennial update to the RAQS.
EPF AQ-2	The Specific Plan applicant shall control fugitive dust by watering areas of the construction site with the potential to generate fugitive dust emissions twice a day.
EPF AQ/GHG-3	The Specific Plan applicant shall design the visitor-serving commercial structures to adhere to the Leadership in Energy and Environmental Design (LEED) Gold Core and Shell Design Standards.
EPF AQ/GHG-4	The Specific Plan's nonresidential structures shall exceed the 2013 Title 24 Building Energy Efficiency Standards by 5% (California Code of Regulations, Title 24, Part 6). In the event that an update to the 2013 Standards becomes effective before building permits are secured and that update achieves greater

**Table ES-3
Environmental Protection Features**

Environmental protection features	
	than a 5% improvement in energy efficiency relative to the 2013 Standards, the Specific Plan will comply with the then-effective and applicable building standards.
EPF AQ/GHG-5	The Specific Plan will require the commercial retail structures to utilize a computer-based energy management system capable of reducing and optimizing operational energy consumption. The energy management system will be designed to provide automated control and monitoring of the Specific Plan's energy consumption from heating, air conditioning, ventilation and lighting. The data obtained from the energy management system then will be used by the Specific Plan Proponent and individual commercial tenants to perform self-diagnostic and optimization routines at regularly-scheduled intervals, and prepare trend analysis and consumption forecasts, thereby facilitating enhancements to the efficiency of energy consumption.
1. EPF AQ/GHG-6	The Specific Plan design shall include photovoltaic panels to cover a minimum of 60% of the Parking Structure roof.
2. EPF AQ/GHG-7	The Specific Plan shall require: <ul style="list-style-type: none"> • Use of Energy Star appliances, where available, by the commercial tenants; • Installation of high-efficiency interior and exterior lighting; and, • Implementation of water conservation measures, such as using recycled water for outdoor irrigation, and installing dual-flush toilets, waterless urinals, and self-closing faucets.
EPF AQ/GHG-8	The Specific Plan shall require the installation of six electric vehicle charging stations and provide preferential parking locations for electric vehicles.
EPF AQ/GHG-9	The Specific Plan shall require the installation of electronic parking availability signage to facilitate the smooth and efficient movement of vehicles.
EPF AQ-10	The Specific Plan applicant shall develop a Green Cleaning Product education program to be made available to commercial tenants. The education program shall consist of: <ul style="list-style-type: none"> • Provision of educational materials on low VOC consumer products. • Educational materials addressing the use of detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn and garden products; disinfectants; sanitizers; aerosol paints; automotive specialty products; low VOC paints and architectural coatings; and low emission landscape equipment. • Educational materials on the importance of recycling and purchasing recycled material.
EPF AQ/GHG-11	To minimize idling time and combustion of vehicle fuels, the Specific Plan applicant shall ensure that any commercial building that utilizes large-scale refrigerated storage (e.g., restaurant; grocery store) equips each loading dock with an electrical hook-up to power refrigerated trucks.
EPF AQ/GHG-12	To minimize fuel combustion, all landscaped areas associated with the Specific Plan's commercial land uses shall be landscaped and maintained with electrical equipment, to the extent feasible.

**Table ES-3
Environmental Protection Features**

Environmental protection features
<i>Biological Resources</i>
<p>EPF BIO-1 To avoid direct effects to nesting raptors and songbirds, construction related to the Specific Plan shall be phased to avoid the migratory bird nesting season (typically February 15 through September 1). If construction must occur during the migratory bird nesting season, a focused avian nesting survey shall be performed in the Specific Plan area, within 300 feet of the proposed construction, and by a qualified biologist 72 hours prior to construction. If an active bird nest is found, the nest will be flagged and mapped on the construction plans along with an appropriate buffer, which will be determined by the biologist based on the biology of the species. The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. Construction shall be permitted in areas outside of the nest and buffer area. If nesting birds are present on site, a biological monitor shall be present daily during construction activities while the nest(s) is active to ensure that no effects to nesting birds occur.</p>
<p>EPF BIO-2 Focused surveys for burrowing owl, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012), shall be conducted in all areas proposed for disturbance prior to commencement of construction activities. If burrowing owls are detected within the Specific Plan area, either a temporary buffer shall be installed around the active burrow or the owls shall be passively relocated from the site prior to construction activities.</p>
<p>EPF BIO-3 A contractor education program shall be prepared and implemented to apprise all construction personnel and subcontractors of environmental restrictions relevant to construction and the penalties for violations. The Specific Plan applicant and contractor shall establish a protocol for communicating problems or potential construction changes that may affect on-site biological resources. Workers shall be made aware of protected habitat and the occurrence of sensitive species in the Specific Plan area through the use of photos or on-the-ground demonstrations. The sensitivity of certain special-status wildlife species to human activities, the legal protection afforded to those species, and the roles and authority of monitoring biologists shall be discussed.</p>
<p>EPF BIO-4 The monitoring biologist shall be on site during any initial clearing of habitat (annual ground cover, shrubs, or trees). The monitoring biologist will flush sensitive species (avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities.</p>
<p>EPF BIO-5 Construction noise levels at the riparian canopy edge shall be kept below A-weighted decibels (adjusted for human frequencies) as equivalent sound level (60 dBA Leq) from 5:00 a.m. to 11:00 a.m. during the peak nesting period of March 15 to July 15. For the balance of the day/season, the noise levels shall not exceed 60 dBA, averaged over a 1-hour period (i.e., 1-hour Leq/dBA). Noise levels shall be monitored and monitoring reports shall be provided to the City.</p>
<p>EPF BIO-6 To reduce long-term nighttime lighting effects, shielded low-sodium, low-wattage lighting on all proposed building and accent lighting will be used to cut glare and light scatter, and to direct light away from sensitive biological resources. No night lighting shall be allowed in habitat areas. The Specific Plan applicant shall follow the lighting development standards set forth in the Specific Plan, Chapter 3.0, and submit the lighting plans for review by the City Planner, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.</p>
<p>EPF BIO-7 All site preparation and construction activities shall incorporate standard BMPs including straw bales, gravel bags, sand bags, periodic watering of bare areas, and the directing of construction area drainage to existing storm drain facilities.</p>
<p>EPF BIO-8 During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. Silt fencing and other silt containment devices will be installed, where necessary, to prevent off-site transport of sediment and pollutants.</p>
<p>EPF BIO-9 Prior to initiating initial grading/earth movement activities, all preserved habitats immediately adjacent to the work limits shall be marked with temporary fencing and</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features
<p>other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment or materials will be permitted in such marked areas.</p> <p>EPF BIO-10 No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council (formerly the California Exotic Pest Plant Council), or the State of California shall be employed or allowed to naturalize or persist on site. No plant species listed as a “noxious weed” by the State of California or the federal government shall be used in the Specific Plan. All new plants in passive open space and habitat management preserve areas shall be native species.</p> <p>EPF BIO-11 Upon Specific Plan completion, signage shall be included in the sensitive habitat areas (where determined appropriate by a qualified biologist) to identify adjacent habitats and educate employees and others on the importance of staying on designated trails/paths, disposing of trash properly, and reducing fire hazards.</p> <p>EPF BIO-12 A minimum 20-foot buffer shall be implemented around all native upland habitats.</p> <p>EPF BIO-13 A minimum 100-foot buffer shall be implemented around all environmentally sensitive habitat areas, riparian, and wetland as defined in California Public Resources Code, section 30107.5.</p> <p>EPF BIO-14 A minimum 50-foot buffer shall be implemented around all streambeds.</p> <p>EPF BIO-15 Prior to the removal or damage of any active nests or any tree pruning or removal operations during the prime nesting season, that being March 15 to May 30, a certified biologist shall survey the trees to determine if there are any active nests within 500 feet of the area of tree removal or pruning. If any active nests are located within 500 feet, no tree pruning or removal operations can occur until the nests are vacated or until the end of the prime breeding season, whichever occurs later.</p> <p>EPF BIO-16 Prior to any tree removal or pruning operations proposed outside of the prime nesting season but within the period of February 15 to August 31, a certified biologist shall provide confirmation that no disturbance would occur to active nests or nesting activities. Documentation from the certified biologist consistent with these requirements shall be submitted to the City Planner to demonstrate compliance with this condition. A note to this effect shall be placed on the construction or grading plans.</p> <p>EPF BIO-17 The Specific Plan applicant shall pay the in lieu mitigation fee (if applicable) in accordance with the City’s adopted Fee Schedule prior to issuance of a building permit. If the in-lieu mitigation fee for the Specific Plan is not paid, building permits shall not be issued.</p> <p>EPF BIO-18 The Specific Plan applicant shall grant a conservation easement for the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of certain species.</p> <p>EPF BIO-19 The Specific Plan applicant shall dedicate an open space easement for those portions of the Specific Plan area that are part of the Specific Plan’s designated open space.</p> <p>EPF BIO-20 Removal of native vegetation and development of designated Open Space, as shown in the Specific Plan, including but not limited to fences, walls, decks, storage buildings, pools, spas, stairways, and landscaping, other than that approved as part of the grading plan, improvement plans, biological revegetation program and landscape plan, is specifically prohibited, except upon written order of the Carlsbad Fire Department for fire prevention purposes, or upon written directive from the City Planner, based upon a request from the Specific Plan applicant accompanied by a report from a qualified arborist/botanist indicating the need to remove specified trees and/or plants because of disease.</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features		
<p>For areas containing native vegetation, the report required to accompany the request shall be prepared by a qualified biologist.</p> <p>EPF BIO-21 Prior to issuance of a grading permit or clearing of any habitat, whichever occurs first, the Specific Plan applicant shall take the following actions in relation to the Specific Plan open space designated land areas, as shown in the Specific Plan that is to be conserved for natural habitat:</p> <ul style="list-style-type: none"> a. Select a conservation entity that possesses qualifications to manage said open space for conservation purposes. b. Prepare a property analysis record or other similar method for estimating the costs of management and monitoring in perpetuity of said open space. c. Based on the results of the property analysis record or other similar method, provide a non-wasting endowment or other financial mechanism as provided for in the Specific Plan in an amount sufficient for management and monitoring in perpetuity of said open space. d. Record a conservation easement over the Specific Plan's designated open space. e. Prepare a natural habitat restoration, maintenance, and monitoring plan to ensure adequate management and maintenance in perpetuity of the Specific Plan's designated open space; the plan shall be submitted to the City Planner for review in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. <p>EPF BIO-22 For impacts to native upland habitats onsite, the environmental protection will occur at a 2:1 ratio and no net loss of habitat shall apply. The no net loss standard for upland habitat impacts within the Coastal Zone shall entail the creation of associated upland habitat or substantial restoration of degraded habitat at a minimum ratio of 1:1. Habitat preserved onsite will not count as preservation. Because the project proposes to implement all environmental protection onsite, the project will include creation of upland habitat or substantial restoration of degraded habitat at a 2:1 ratio. All restoration will occur within the coastal zone. At least 67% of the coastal sage scrub on site must be conserved.</p> <p>EPF BIO-23 Effects to non-native vegetation communities or land cover types (excluding coastal sage scrub) shall be compensated for in the form of an in lieu mitigation fee as provided in the table below.</p>		
In-Lieu Mitigation Fee Guidelines		
Habitat Type	Guidelines	Fee per Acre¹
Disturbed land (i.e., not graded in last 5 years)	Pay fee	See Note 1
Agricultural land	Pay fee unless already paying coastal zone agricultural mitigation fee	See Note 1
Eucalyptus woodland	Pay fee (note potential raptor/other bird nesting and bat roosting constraints)	See Note 1
Ornamental	Not applicable	No fee
<p>¹ Fees are subject to change and shall be confirmed with the City prior to payment based on the City's adopted Fee Schedule.</p>		

**Table ES-3
Environmental Protection Features**

Environmental protection features
<i>Cultural Resources</i>
<p>EPF CUL-1 A qualified archaeologist and a Native American monitor(s) shall be present to monitor all Specific Plan-related ground disturbance to ensure proper treatment of previously undocumented archaeological or historical resources. If any previously undocumented archaeological or historical resources are found during construction, all earth-moving activity within and around the immediate discovery area shall be diverted until the archaeologist and Native American monitor(s) can assess the nature of the find. Preservation in place shall be the preferred manner of assessment because: (a) it maintains the relationship between the deposits or artifacts and the archaeological context; and (b) may avoid conflict with religious or cultural values of groups associated with the designated site. Preservation in place may be accomplished by, among other methods: (a) planning construction to avoid the designated site; (b) incorporating the site within greenspace or other open space; (c) covering the designated site with appropriate soils before construction; and/or (d) deeding the designated site into a permanent conservation easement. If avoidance of previously undocumented archaeological or historical resources is not feasible, environmental protection through data recovery shall be implemented.</p> <p>When data recovery through excavation is the only feasible environmental protection feature (after exhausting preservation in place options), a data recovery plan shall be prepared and provided to the City Planner prior to any excavation being undertaken. Such plan shall also be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the law. If a deposit or artifact must be removed during project excavation or testing, curation may be an appropriate environmental protection feature.</p> <p>Data recovery shall not be required for an archaeological or historical resource if the data recovery plan reflects that testing or study already completed has adequately recovered the scientifically consequential information from and about the archaeological or historic resource. The data recovery plan is deposited with the California Historical Resources Regional Information Center.</p> <p>EPF CUL-2 In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:</p> <p>(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: <ul style="list-style-type: none"> 1. The coroner shall contact the Native American Heritage Commission within 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided by law, or <p>(2) Where the following conditions occur, the Specific Plan applicant shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features
<p>(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission;</p> <p>(B) The descendant identified fails to make a recommendation; or</p> <p>(C) The Specific Plan applicant rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p> <p>EPF CUL-3 A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual with an MS or PhD in paleontology or geology; familiar with paleontological procedures and techniques; knowledgeable in the geology and paleontology of San Diego County; and has worked as a paleontological mitigation supervisor in San Diego County for at least one year.</p> <p>A paleontological monitor shall be on site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential (e.g., Quaternary terrace and landslide deposits correlative with the Bay Point Formation, and the Santiago Formation) to inspect exposures for contained fossils. For Quaternary terrace deposits correlative with the Lindavista Formation, a monitor should be on site on a part-time basis. Geological units with a low potential for yielding paleontological resources, including Holocene age alluvium and previously disturbed deposits, would not require monitoring. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall work under the direction of a qualified paleontologist.</p> <p>When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In those instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.</p> <p>Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as an environmental protection. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections. Donation of the fossils shall be accompanied by financial support for initial specimen storage. A final summary report shall be completed that outlines the results of the protection. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.</p>
<i>Geology and Soils</i>
<p>EPF GEO-1 The Specific Plan applicant shall execute and submit to the City Engineer for recordation the city's standard form Geologic Failure Hold Harmless Agreement, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.</p> <p>EPF GEO-2 Based upon a review of the proposed grading and the identified grading quantities, the Specific Plan applicant shall be required to prepare and submit to the City of Carlsbad grading plans and any related authorizations in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. The Specific Plan applicant shall submit the grading plans and technical studies/reports for City Engineer review, post security, and pay all applicable grading plan review and permit fees per the City's latest fee schedule, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features	
Specific Plan.	
EPF GEO-3	The Specific Plan applicant on behalf of itself and all of its successors in interest hereby agrees to hold harmless and indemnify the City from any action that may arise through any geological failure, ground water seepage or land subsidence and subsequent damage that may occur on the Specific Plan area and that is caused by Specific Plan construction, operation, or maintenance.
EPF GEO-4	The bluff edge shall be determined by a qualified geologist or surveyor according to the definition included in the California Code of Regulations, title 14, section 13577(h)(2).
EPF GEO-5	A detailed geotechnical report analyzing the setbacks needed to achieve the safety standards outlined below shall be completed for any specific development proposed on the site. Structures requiring foundations, pools, and fountains shall be set back a minimum of 50 feet from the bluff edge. All development shall be removed or relocated landward when threatened by erosion. The bluff edge shall be determined by a qualified geologist or surveyor for the property according to the definition included in California Code of Regulations, title 14, section 13577(h)(2).
Slope stability analyses and erosion rate estimates shall be performed by a licensed certified engineering geologist and/or geotechnical engineer, or a registered civil engineer with experience in soil engineering. All impermeable, permanent structures shall be setback to ensure a minimum factor of safety of 1.5 (static) and 1.1 (pseudo static). The long-term erosion setback (for structures requiring structural foundations, pools, and fountains) shall be the distance that the bluff might be expected to erode over the design life of the structure (expected to be 75 years) and include an allowance for possible acceleration of historical bluff retreat rates due to sea level rise. Bluff erosion rate estimates shall be established by examining historical records, surveys, aerial photographs, studies, or other evidence that shows the location of the bluff edge through time and be based on a minimum of 50 years of historical information.	
EPF GEO-6	All landscaping within any Specific Plan-required bluff setback shall consist of native, non-invasive, drought-tolerant, fire-resistant species and any irrigation system shall be low volume (drip, micro jet, etc.). Excessive irrigation in the bluff setback is prohibited. Drainage and erosion control facilities shall convey site drainage in non-erosive manner to minimize hazards, site instability, and erosion. No removal or thinning of vegetation shall occur on the bluff face.
<i>Greenhouse Gas Emissions</i>	
Refer to Air Quality, above.	
<i>Hydrology</i>	
EPF HYD-1	A biofiltration basin shall be implemented on site within subwatershed 5 for detention of peak flows from the access road on site.
EPF HYD-2	One of two detention options shall be implemented on site within subwatershed 7 to attenuate peak flows associated with on-site construction. A biofiltration basin shall be implemented to detain flows above the surface if no potential open space site constraints are encountered during final design. If these constraints occur, an underground detention vault shall be implemented.
EPF HYD-3	The Specific Plan applicant shall be responsible for ensuring that all final design plans (e.g., grading plans, improvement plans, landscape plans, building plans)

**Table ES-3
Environmental Protection Features**

Environmental protection features	
incorporate all source control, site design, and treatment control best management practices (BMPs); hydromodification features, and Low Impact Development facilities.	
EPF HYD-4	The Specific Plan applicant shall prepare and submit its stormwater management plan for review by the city engineer, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan, demonstrating how the Specific Plan complies with hydromodification requirements per the City's Standard Urban Stormwater Management Plan (latest version).
EPF HYD-5	Not Used
EPF HYD-6	Not Used
EPF HYD-7	The Specific Plan applicant shall prepare and process improvement plans for review by the city engineer.
EPF HYD-8	Not Used
EPF HYD-9	The Specific Plan applicant, on behalf of itself and all of its successors in interest, has hereby agreed to hold harmless and indemnify the City of Carlsbad from any action that may arise through any diversion of waters, the alteration of the normal flow of surface waters or drainage, or the concentration of surface waters or drainage from the drainage system or other improvements identified in the City-approved development plans; or by the design, construction, or maintenance of the drainage system or other improvements identified in the City-approved construction plans.
EPF HYD-10	The Specific Plan applicant shall pay the Citywide Public Facilities Fee, the License Tax on new construction, and the Community Facilities District No. 1 special tax (if applicable), subject to any authorized credits. The Specific Plan applicant shall also pay any applicable Zone 13 Local Facilities Management Plan Fees. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, building permits shall not be issued.
EPF HYD-11	The Specific Plan applicant shall implement the following Hydromodification Control Performance Standard: Hydromodification control BMPs shall be selected and applied to maintain post-project flow rates and durations within 10% of pre-development conditions, for the range of geomorphically significant flows. In addition, construction in the Specific Plan area will avoid critical sediment yield areas as identified in the Carlsbad Watershed Management Area Analysis, or implement measures that allow critical coarse sediment to be discharged to receiving waters, such that there is no net effect to the receiving water. The hydromodification performance standard shall be achieved through LID and/or hydromodification control BMPs designed to achieve the flow duration control standard. Hydromodification control BMPs that shall be implemented to meet the performance standard may include the LID site design and structural BMPs (see EPF WQ-18 through EPF WQ-19) for water quality. Alternatively, hydromodification control may be provided in separate stand-alone flow control facilities or in combination with flood control.
<i>Water Quality</i>	
Pre-Construction BMPs	
EPF WQ-1	Prior to the issuance of a grading permit, the Specific Plan applicant shall execute a standard form City permanent stormwater quality best management practices (BMPs) maintenance agreement and submit an executed copy to the city engineer for recordation.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
EPF WQ-2	Prior to the issuance of a building permit, the Specific Plan applicant shall submit to the City a Tier 3 storm water pollution prevention plan (TIER 3 SWPPP). The TIER 3 SWPPP shall identify and incorporate measures to reduce storm water pollutant runoff during construction of the Specific Plan to the maximum extent practicable. The Specific Plan applicant shall pay all applicable SWPPP plan fees per the City's latest fee schedule.
EPF WQ-3	Prior to the issuance of a grading permit, the Specific Plan applicant shall submit to the City engineer receipt of a Notice of Intent (NOI) from the State Water Resources Control Board (SWRCB).
EPF WQ-4	<p>Prior to the issuance of a grading permit, the Specific Plan applicant shall comply with the following:</p> <p>Implement the following BMPs at all times: pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water, or stormwater conveyance system to the maximum extent practicable. The Specific Plan applicant shall notify prospective tenants of the above requirements.</p>
EPF WQ-5	Prior to the issuance of a grading permit , the Specific Plan applicant shall prepare and process a stormwater management plan (SWMP), subject to review by the city engineer, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan to demonstrate how the Specific Plan meets new/current stormwater treatment requirements per the City's Standard Urban Stormwater Management Plan (SUSMP) (latest version). In addition to new treatment control BMP selection criteria in the SUSMP, the Specific Plan applicant shall ensure that runoff from impervious areas (roofs, pavement, etc.) are drained through landscaped (pervious) areas prior to discharge. The Specific Plan applicant shall pay all applicable fees per the City's latest fee schedule.
EPF WQ-6	Prior to the issuance of a grading permit , the Specific Plan applicant shall provide all-weather maintenance access roads to the public drainage facilities (e.g., headwalls, rip-rap field). Where maintenance access roads are not practical and/or permitted, the Specific Plan applicant shall incorporate low-maintenance design features.
EPF WQ-7	Prior to the issuance of a grading permit, the Specific Plan applicant shall provide the City with evidence that an NOI has been filed with the SWRCB. Such evidence will consist of a copy of the NOI stamped by the State Water Resources Control Board (SWRCB) or the Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed, with a copy of the site's applicable waste discharge identification (WDID) number.
Construction BMPs	
EPF WQ-8	<p>The contractor shall implement the following erosion control best management practices (BMPs) as needed during construction activities resulting from the Specific Plan:</p> <ul style="list-style-type: none"> • Physical stabilization through hydraulic mulch, soil binders, straw mulch, bonded and stabilized fiber matrices, compost blankets, and erosion control blankets (i.e., rolled erosion control products). • Contain and secure protection of stockpiled materials from wind and rain, unless actively in use. • Soil roughen graded areas (through track walking, scarifying, sheepsfoot rolling, or imprinting) to slow runoff, enhance infiltration, and reduce erosion.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
<ul style="list-style-type: none"> • Vegetative stabilization through temporary seeding and mulching to establish interim vegetation. • Wind erosion (dust) control through the application of water or other dust palliatives as necessary to prevent and alleviate dust nuisance. 	
EPF WQ-9	<p>The contractor shall implement the following sediment control BMPs as needed during construction activities resulting from the Specific Plan:</p> <ul style="list-style-type: none"> • Perimeter protection to prevent sediment discharges (silt fences, fiber rolls, gravel bag berms, sandbag barriers, and compost socks). • Storm drain inlet protection. • Sediment capture and drainage control through sediment traps and sediment basins. • Velocity reduction through check dams, sediment basins, and outlet protection/velocity dissipation devices. • Reduction in off-site sediment tracking through construction entrance/exit stabilization, construction road stabilization, and entrance/exit tire wash. • Slope interruption at permit-prescribed intervals (fiber rolls, gravel bag berms, sandbag berms, compost socks, biofilter bags).
EPF WQ-10	<p>The contractor shall implement the following waste and material management BMPs as needed during construction activities resulting from the Specific Plan:</p> <ul style="list-style-type: none"> • Management of the following types of materials, products, and wastes: solid, liquid, sanitary, concrete, hazardous, and equipment-related wastes. Management practices include covered storage and secondary containment for material storage areas, secondary containment for portable toilets, covered dumpsters, dedicated and lined concrete washout/waste areas, proper application of chemicals, and proper disposal of all manner of wastes. • Protection of soil, landscaping, and construction material stockpiles through covers, the application of water or soil binders, and perimeter control measures. • Incorporation of a spill response and prevention techniques as part of the Specific Plan Stormwater Pollution Prevention Plan (SWPPP) and provision of spill response materials that will be available and conspicuously located at all times on site.
EPF WQ-11	<p>The contractor shall implement the following non-stormwater management BMPs as needed during construction activities resulting from the Specific Plan:</p> <ul style="list-style-type: none"> • BMPs or good housekeeping practices to reduce or limit pollutants at their source before they are exposed to stormwater, including such measures as water conservation practices, vehicle and equipment cleaning and fueling practices, and street sweeping. All such measures will be recorded and maintained as part of the Specific Plan SWPPP.
EPF WQ-12	<p>The contractor shall implement the following training and education BMPs as needed during construction activities resulting from the Specific Plan:</p> <ul style="list-style-type: none"> • Inclusion of Construction General Permit defined “Qualified SWPPP Developers” (QSD) and “Qualified SWPPP Practitioners” (QSP). QSDs and QSPs shall have required certifications and attend State Water Resources Control Board sponsored training.

**Table ES-3
Environmental Protection Features**

Environmental protection features
<ul style="list-style-type: none"> • Training of individuals responsible for SWPPP implementation and permit compliance, including contractors and subcontractors. • Signage (bilingual, if appropriate) to address SWPPP-related issues (such as site cleanup policies, BMP protection, washout locations, etc.). <p>EPF WQ-13 The contractor shall implement the following inspections, maintenance, monitoring, and sampling BMPs as needed during construction activities resulting from the Specific Plan:</p> <ul style="list-style-type: none"> • Performing routine site inspections and inspections before, during (for storm events > 0.5 inch), and after storm events. • Preparing and implementing rain event action plans prior to any storm event with 50% probability of producing 0.5 inch of rainfall, including performing required preparatory procedures and site inspections. • Implementing maintenance and repairs of BMPs as indicated by routine, storm event, and rain event action plan inspections. • Implementing the construction site monitoring plan for non-visible pollutants if a leak or spill is detected. • Sampling of discharge points for turbidity and pH a minimum of three times per qualifying storm event and recording and retention of results. <p>Post-Construction BMPs</p> <p>EPF WQ-14 The Specific Plan area shall effectively eliminate discharges of non-stormwater into the municipal separate storm sewer system (MS4) by implementing BMPs to prevent these discharges. The BMPs shall include prohibiting the discharge of wash water from vehicle and/or equipment washing to the storm drain, as follows:</p> <ul style="list-style-type: none"> • Vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. • Washing areas for cars, vehicles, and equipment shall be paved and designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. • If a car wash area is not provided, measures will be taken to discourage on-site car washing (e.g., posting signage) and to explain how these measures will be enforced. <p>EPF WQ-15 The Specific Plan applicant shall make storm drain stencils and signs visible adjacent to drain inlets. Stenciling will be provided for all stormwater conveyance system inlets and catch basins. Inlet stenciling may include concrete stamping, concrete painting, or placards.</p> <p>SPF WQ-16 The Specific Plan applicant shall protect outdoor material storage areas from rainfall, run-on, runoff, and wind dispersal. Materials with the potential to pollute stormwater shall be stored in a manner that prevents contact with rainfall and/or stormwater runoff. Specific BMPs include the following:</p> <ul style="list-style-type: none"> • Materials with the potential to contaminate stormwater will be placed in an enclosure, such as in a building, shed, or cabinet, or under a roof or awning that prevents contact with rainfall and runoff, and/or will be enclosed within a secondary containment structure such as a berm, dike, or curb. • Storage area roofs or awnings will extend beyond the storage area to minimize collection of stormwater within secondary containment areas.

**Table ES-3
Environmental Protection Features**

Environmental protection features
<ul style="list-style-type: none"> • Contaminated runoff from secondary containment structures will be directed to the sanitary sewer. • Storage areas shall contain leaks and spills, where necessary. • Storage areas will be designed to effectively contain spills, for example by sloping toward a sump. • Roof downspouts will be directed away from storage areas. <p>SPF WQ-17 The Specific Plan applicant shall protect work areas from rainfall, run-on, runoff, and wind dispersal. Outdoor work areas with potential for pollutant generation shall comply with the following BMPs:</p> <ul style="list-style-type: none"> • An impermeable surface (such as concrete or asphalt) will be created or a prefabricated metal drip pan will be used, depending on the size needed to protect the materials. • The area will be covered with a roof or other acceptable cover. • A berm will be placed along the perimeter of the area to prevent water from adjacent areas from flowing onto the surface of the work area. • Runoff will be directly connected to the sanitary sewer. Other specialized containment system(s) may be used where feasible. <p>The work area will be located away from storm drains or catch basins.</p> <p>EPF WQ-18 A landscape management plan shall be developed and implemented for all Specific Plan area landscaping that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. The IPM will use pest-resistant plants, biological controls, cultural practices, habitat modification, and the use of pesticides according to treatment thresholds only when monitoring indicates pesticides are needed because pest populations exceed established thresholds. The following practices will be implemented within developed areas:</p> <ul style="list-style-type: none"> • Existing native trees, shrubs, and ground cover will be preserved if present and feasible. • Pest-resistant plants will be used, especially adjacent to hardscape areas. • To ensure successful establishment, the selected plant palette will be appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. Low-water plants will be used. • Landscaping will be maintained using minimal or no pesticides. • IPM information will be provided to owners, lessees, and operators. <p>In addition, the landscape management plan shall include the following components:</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features	
	<ul style="list-style-type: none"> • Pesticide applicator certifications, licenses and training. • Pest identification protocols. • Practices to prevent pest incidence and reduce pest buildup. • Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. • Establishment of action thresholds that trigger control actions. • Pest control methods: cultural, mechanical, environmental, and biological controls, as well as appropriate, more conventional pesticides. • Pesticide management: safety (e.g., Material Safety Data Sheets, precautionary statements, and protective equipment), regulatory requirements, spill mitigation, and groundwater and surface water protection measures associated with pesticide use. • Fertilizer management guidelines for soil assessment, fertilizer types, application methods, and storage and handling. • Irrigation systems incorporating weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change to reduce water usage and irrigation runoff.
EPF WQ-19	Decorative fountains and pools shall be plumbed to the sanitary sewer.
EPF WQ-20	Outdoor floor sink drains shall have overhead coverage. Indoor and outdoor sink drains shall be connected to a grease interceptor and will discharge to the sanitary sewer.
EPF WQ-21	Vehicle and equipment maintenance, and fuel dispensing, shall not be performed on site. If such activities are needed, source control BMPs shall be provided.
EPF WQ-22	Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts will be positioned to direct stormwater away from the loading area. Water from loading dock areas shall drain to the sanitary sewer unless infeasible as shown in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. Direct connections to storm drains from depressed loading docks shall be prohibited. Loading dock areas draining directly to the sanitary sewer will be equipped with a spill control valve or equivalent device, which will be kept closed during periods of operation. A roof overhang shall be installed over the loading area or door skirts (cowling) shall be installed at each bay that encloses the end of the trailer.
EPF WQ-23	Plazas, sidewalks, and parking lots shall be swept at least weekly with a high-efficiency sweeper to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.
EPF WQ-24	Prior to the issuance of a building permit, the Specific Plan applicant shall control the following miscellaneous discharges: <ul style="list-style-type: none"> • Fire sprinkler test water shall be discharged to the sanitary sewer.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
<ul style="list-style-type: none"> • Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and shall not discharge to the storm drain system. • Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines shall not discharge to the storm drain system. • Rooftop-mounted equipment with potential to produce pollutants (e.g., galvanized metal) shall be roofed. • Sumps shall feature a sediment sump to reduce the quantity of sediment in pumped water. • Copper roofing, gutters, and trim or other unprotected metals that may leach into runoff shall not be used. 	
Low Impact Development Site Design BMPs	
EPF WQ-25	Prior to the issuance of a grading permit, the Specific Plan applicant shall use the following Low Impact Development site design BMPs :
<ul style="list-style-type: none"> • Maintenance or restoration of natural storage reservoirs and drainage corridors (including topographic depressions, areas of permeable soils, natural swales, and ephemeral and intermittent streams). • Buffer zones for natural water bodies. • Conservation of natural areas within the construction footprint, including existing trees, other vegetation, and soils. • Construction of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided public safety is not compromised. • Minimization of the impervious footprint of the structures/facilities. • Minimization of soil compaction to landscaped areas. • Disconnection of impervious surfaces through distributed pervious areas. • Landscaped or other pervious areas designed and constructed to effectively receive and infiltrate, retain, and/or treat runoff from impervious areas, prior to discharge. • Small collection systems located at or as close as possible to the source, to minimize the transport of runoff and pollutants. • Use of permeable materials for low-traffic areas with appropriate soil conditions. • Landscaping with native or drought-tolerant species. • Harvesting and using precipitation. 	
Structural Low Impact Development BMPs	

**Table ES-3
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Environmental protection features	
EPF WQ-26	<p>Prior to the issuance of a grading permit, the following performance standard for structural LID BMPs shall be used for the Specific Plan:</p> <ul style="list-style-type: none"> • LID retention BMPs must be selected to retain (i.e., intercept, store, infiltrate, evaporate, and/or evapotranspire) the volume of stormwater runoff produced from the 85th percentile, 24-hour storm event (water quality design volume) to the maximum extent feasible. • If it is technically infeasible to retain all or part of the water quality design volume, LID biofiltration BMPs may be used. Biofiltration BMPs must be sized to capture and treat 1.5 times the remaining portion of the water quality design volume. Alternatively, flow-through biofiltration BMPs that provide a total volume of at least 0.75 times the remaining water quality design volume may be used. <p>Although it is not anticipated to be the case for the Specific Plan area, if both of these structural LID BMP options are not technically feasible, on-site treatment shall occur in conjunction with off-site retention volume mitigation.</p> <p>Trash Management Control BMPs</p> <p>EPF WQ-27 Prior to the issuance of a building permit, the Specific Plan applicant shall cause to be installed and maintained full trash capture systems in storm drains that receive runoff from the Specific Plan area.</p> <p>EPF WQ-28 Prior to the issuance of a building permit, the Specific Plan applicant shall protect trash storage areas from rainfall, run-on, runoff, and wind dispersal. The Specific Plan will include the following source control BMPs to address trash storage areas:</p> <ul style="list-style-type: none"> • Trash container areas will be designed so that drainage from adjoining roofs and pavement is diverted around the area to prevent run-on. • Trash container areas will be screened or walled to prevent off-site transport of trash. • Roofs, awnings, or attached lids will be provided on all trash containers to prevent rainfall from entering the containers. • Storm drain inlets will be located away from the immediate vicinity of the trash storage area. • Signs will be posted on all dumpsters informing users that hazardous material is not to be disposed of. <p>Agricultural Operation BMPs</p> <p>EPF WQ-29 Prior to the issuance of a building permit in the Visitor-Servicing Commercial area, a nutrient management plan that includes the following components:</p> <ul style="list-style-type: none"> • Apply nitrogen (N) and phosphorus (P) at recommended rates for realistic yield goals. Through precision farming techniques, yield and fertilization can be optimized. • Use proper timing, formulation, and application methods for nutrients that maximize plant utilization of nutrients and minimize the loss to the environment. This includes split applications and banding of the nutrients, use of nitrification inhibitors and slow-release fertilizers, and incorporation or injection of fertilizers, manures, and other organic sources. • Coordinate irrigation water management with nutrient management. For example, in-field measurement of crop and soil N status during the growing season can be coupled

**Table ES-3
Environmental Protection Features**

Environmental protection features
<p>with high-frequency irrigation to match N applications with crop needs and reduce N losses. Irrigation should also be managed to minimize leaching and runoff.</p> <ul style="list-style-type: none"> • Use buffer areas to address concerns on fields where the risk of environmental contamination is high. Buffers may be necessary between urban development and agricultural operations. The site plan may need to be discussed with agricultural commissioner. <p>EPF WQ-30 Prior to the issuance of a building permit in the Visitor-Serving Commercial zone, an Integrated Pest Management plan shall be completed for crops exceeding 20 acres that includes the following components:</p> <ul style="list-style-type: none"> • Identify potential pests. Identify plant species and pests for each plant. Provide materials (e.g., field manual) and tools (e.g., hand lens) to facilitate identification. • Establish monitoring guidelines for each pest. Monitoring procedures should include regular visual inspection or checking with traps and methods to quantify observations. Monitor for both pests and beneficial insects. Use the monitoring program to evaluate when pests may become intolerable and to evaluate the level of effectiveness of controls. • Establish injury levels and action thresholds for each pest. The injury level is the number of pests associated with intolerable damage. Action thresholds are the set of conditions required to trigger a control action, usually pesticide application. • Establish a recordkeeping system. Include observations such as: <ul style="list-style-type: none"> ○ Identification of pest species and how the identification was made ○ The density of the pest infestation ○ The geographic distribution of the pest problem ○ Complete information on how the problem was treated, including the effectiveness ○ Side effects of the treatment on non-target species ○ Public complaints that arise and positive feedback received • Develop a list of acceptable management strategies for each pest. For example, modify landscaping to be less conducive to pest survival, use pest-resistant plant varieties, encourage naturally occurring biological controls, educate the public to be more tolerant of pests, remove pests mechanically or with barriers and traps, and develop a list of the least toxic pesticides to the environment and formulations that will control the pest if other methods are not successful. • Develop specific criteria for selecting pest management methods; for example, least disruptive to natural controls, least damaging to water quality. • Develop pesticide application guidelines/checklist. For example, make sure the application equipment is calibrated correctly; keep written records of any pesticide application.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
<ul style="list-style-type: none"> • Designate responsible parties to implement each step. • Develop a list of resources. • Consider the Integrated Pest Management plan as an adaptive program. 	
<p>EPF WQ-31 Prior to the issuance of a grading permit, the following erosion and sediment control measures shall be applied to the agricultural areas within the Specific Plan area:</p> <ul style="list-style-type: none"> • Ensure that runoff will discharge to desilting basins. • Establish and maintain perennial vegetative cover on fallowed land. 	
<i>Hazards and Hazardous Materials</i>	
<p>EPF HAZ-1 The nutrient management, pesticide management, and erosion and sediment control set forth in Water Quality (see EPF WQ-29, EPF WQ-30, and EPF WQ-31 above) shall be implemented as part of the Specific Plan.</p>	
<i>Land Use</i>	
<p>There are no land use effects; and, therefore, no environmental protection features are identified.</p>	
<i>Mineral Resources</i>	
<p>There are no mineral resources effects; and, therefore, no environmental protection features are identified.</p>	
<i>Noise</i>	
<p>EPF NOI-1 Prior to the issuance of a grading permit, the Specific Plan applicant shall ensure that:</p> <ul style="list-style-type: none"> • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. • Temporary sound barriers / shielding shall be installed. This may comprise shielding of equipment in the vicinity of non-mobile equipment where this is the source, or alternatively, shielding at the site boundaries (i.e., the northern, southern, and eastern sides, where adjacent residences are closest). • Construction noise reduction methods, such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment, where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers. 	

**Table ES-3
Environmental Protection Features**

Environmental protection features
<ul style="list-style-type: none"> • During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise-sensitive receptors. • Construction activities within the Specific Plan area shall be limited to the following hours: Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturday 8:00 a.m. to 6:00 p.m. No work shall occur on Sundays or federal holidays. <p>EPF NOI-2 The following noise control measure represents a best practice to reduce construction noise at adjacent biological habitat areas:</p> <ul style="list-style-type: none"> • Construction shall not occur within a 500-foot buffer of biological habitat areas during the breeding season (February 15 through September 1); alternatively, measures (such as installation of temporary noise barriers if needed) will be taken to ensure that noise levels from construction do not exceed either the ambient noise level or 60 A-weighted decibels equivalent sound level, whichever is greater.
<i>Population and Housing</i>
There are no population and housing effects; and, therefore, no environmental protection features are identified.
<i>Fire Protection</i>
EPF FP-1 The Specific Plan applicant and the fire marshal shall identify all Specific Plan-applicable fire protection measures (fire flows, fire hydrant locations, building sprinklers) to serve the Specific Plan. Fire hydrants shall be considered public improvements and be served by public water mains. The plans for such service shall be subject to review in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
<i>Police Protection</i>
There are no police protection effects; and, therefore, no environmental protection features are identified.
<i>Schools</i>
EPF SCH-1 Prior to the issuance of a building permit, the Specific Plan applicant shall provide proof to the City Planner that the Specific Plan applicant has satisfied its obligation to provide school facilities fees.
<i>Libraries</i>
LB-1 The Specific Plan applicant shall pay the citywide Public Facilities Fee, the License Tax on new construction, and the CFD No. 1 special tax (if applicable), subject to any authorized credits. The Specific Plan applicant shall also pay any applicable Zone 13 Local Facilities Management Plan Fee. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, building permits shall not be issued.
<i>Parks and Recreation</i>
EPF REC-1 Prior to the issuance of a certificate of occupancy for the Visitor-Serving Commercial area, the trail network shall be constructed by the Specific Plan applicant.

**Table ES-3
Environmental Protection Features**

Environmental protection features	
as a private trail open to the public and shall be the maintenance responsibility of the Specific Plan applicant.	
<i>Traffic and Circulation</i>	
City Improvements	
EPF TRA-1	<p>Payment of Citywide Traffic Impact Fee (TIF)</p> <ul style="list-style-type: none"> • <u>Timing of Improvement</u>: TIF paid as part of building permit.
EPF TRA-2	<p>Payment of District 3 Bridge & Thoroughfare Fee</p> <ul style="list-style-type: none"> • <u>Timing of Improvement</u>: BDF paid as part of building permit.
EPF TRA-3	<p>Cannon Rd/El Camino Real</p> <ul style="list-style-type: none"> • <u>Description</u>: Widen El Camino Real northbound approach to provide three through lanes and one right turn lane and add second southbound left turn lane (Improvement is included in current TIF program). • <u>Fair Share</u>: 5% • <u>Specific Plan Contribution</u>: Payment of TIF. • <u>Timing of Improvement</u>: Expected to be in place by end of 2016; however, the City will monitor location as part of its Growth Management Program and implement improvements to maintain performance standards accordingly.
EPF TRA-4	<p>Palomar Airport Rd/College Blvd</p> <ul style="list-style-type: none"> • <u>Description</u>: Widen southbound approach to provide second through lane (Improvement is included in current TIF program). • <u>Fair Share</u>: 4% • <u>Specific Plan Contribution</u>: Payment of TIF. • <u>Timing of Improvement</u>: City will monitor location as part of its Growth Management Program and implement improvements to maintain performance standards accordingly or earlier.
EPF TRA-5	<p>Alga Rd-Aviara Pkwy/El Camino Real</p> <ul style="list-style-type: none"> • <u>Description</u>: Provide separate northbound right-turn lane (Improvement is included in current TIF program). • <u>Fair Share</u>: 1% • <u>Specific Plan Contribution</u>: Payment of TIF. • <u>Timing of Improvement</u>: City will monitor location as part of its Growth Management Program and implement improvements to maintain performance

**Table ES-3
Environmental Protection Features**

Environmental protection features	
	standards accordingly or earlier.
EPF TRA-6	<p>Tamarack Ave/El Camino Real</p> <ul style="list-style-type: none"> • Description: Provide three lanes in each direction on El Camino Real and add second northbound left-turn lane as funded through current TIF and Robertson Ranch development. Also, re-stripe to add 2nd westbound left-turn lane and reduce eastbound departure leg to one lane (road diet on Tamarack from Skyline Road to Carlsbad Village Drive); will be implemented as part of City re-surfacing project. • Fair Share: 3% • Specific Plan Contribution: Specific Plan contribution to El Camino Real widening will be through payment of TIF. Specific Plan will also pay for 100% of re-striping cost of \$100,000. The cost of the re-striping improvement will be reimbursed minus the Specific Plan's fair-share amount of \$3,000, with \$97,000 being subject to reimbursement. Therefore, at the time that building permits are pulled under the Specific Plan, the total of \$100,000 shall be paid to the City. • Timing of Improvement: El Camino Real improvements are expected to be completed by end of 2016. Re-surfacing of Tamarack and road diet anticipated by end of 2019. However, in both cases, the City will monitor locations as part of its Growth Management Program and implement improvements to maintain performance standards accordingly.
EPF TRA-7	<p>Cannon Rd/Paseo del Norte-Site Dwy</p> <ul style="list-style-type: none"> • Description: Provide southbound right-turn out lane at inbound site driveway (at new midblock intersection on Cannon Road between Paseo del Norte and Car Country Drive) to provide optional access to the Paseo del Norte intersection and increased egress capacity from the site. • Fair Share: 100% • Specific Plan Contribution: Specific Plan to fund and build improvement. • Timing of Improvement: City will monitor location as part of its Growth Management Program and Specific Plan applicant will implement improvement to maintain City performance standards accordingly or earlier.
EPF TRA-8	<p>El Camino Real/Faraday Ave</p> <ul style="list-style-type: none"> • Description: Install southbound and westbound right-turn overlap signal phases. • Fair Share: 1% • Specific Plan Contribution: Specific Plan will pay for 100% of the improvement cost of \$50,000. The cost of the improvement will be reimbursed minus the Specific Plan's fair-share amount of \$500, with \$49,500 being subject to reimbursement. Therefore, at the time that building permits are pulled under the Specific Plan, the total of \$50,000 shall be paid to the City. • Timing of Improvement: City will monitor location as part of its Growth Management Program and implement improvements to maintain performance standards accordingly or earlier.
EPF TRA-9	<p>Palomar Airport Rd/Paseo del Norte</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features	
EPF TRA-10	<p>Palomar Airport Rd/Armada Dr</p> <ul style="list-style-type: none"> • <u>Description</u>: Developer/Gas Tax funded CIP improvement to add separate eastbound right turn lane and to lengthen eastbound left turn pocket. Also, re-stripe southbound through/right-turn lane as right-turn only and install overlap phasing. • <u>Fair Share</u>: 4% • <u>Specific Plan Contribution</u>: Specific Plan will pay for 100% of re-striping cost of \$75,000, plus its fair share (equally 4%) toward the CIP improvements which total \$797,000. The Specific Plan's fair share toward the CIP improvements equals \$31,880. The cost of re-striping will be reimbursed minus the Specific Plan's fair-share amount of \$3,000, with \$72,000 being subject to reimbursement. Therefore, at the time that building permits are pulled under the Specific Plan, the total of \$106,880 shall be paid to the City. • <u>Timing of Improvement</u>: City will monitor location as part of its Growth Management Program and implement improvements to maintain performance standards accordingly or earlier.
EPF TRA-11	<p>Palomar Airport Rd/El Camino Real</p> <ul style="list-style-type: none"> • <u>Description</u>: Re-stripe southbound through lane as through/right-turn lane and re-stripe northbound through/right-turn lane as through lane and install northbound right-turn overlap phasing. • <u>Fair Share</u>: 5% • <u>Specific Plan Contribution</u>: Specific Plan will pay for 100% of the improvement cost of \$50,000. The cost of the improvement will be reimbursed minus the Specific Plan's fair-share amount of \$2,500, with \$47,500 being subject to reimbursement. Therefore, at the time that building permits are pulled under the Specific Plan, the total of \$50,000 shall be paid to the City. • <u>Timing of Improvement</u>: City will monitor location as part of its Growth Management Program and implement improvements to maintain performance standards accordingly or earlier.
Caltrans Improvements	
EPF TRA-12	<p>Northbound and Southbound I-5 mainline from La Costa Ave to Carlsbad Village Drive</p> <ul style="list-style-type: none"> • <u>Description</u>: Provide an additional mainline mixed-flow or Express/HOV travel lane in each direction. The I-5 NCCP will construct four new express lanes (two in each direction) through the impacted sections. The improvements also include extending auxiliary lanes on I-5 from Palomar Airport Road to Cannon Road

**Table ES-3
Environmental Protection Features**

Environmental protection features	
	<p>and from Cannon Road to Tamarack Avenue in both directions.</p> <ul style="list-style-type: none"> • <u>Fair Share</u>: 2-3% (varies by segment). • <u>Specific Plan Contribution</u>: Specific Plan will pay fair-share contribution towards this impacted component of the I-5 NCCP project.
EPF TRA-13	<p>I-5 Southbound On-ramp at Tamarack Ave</p> <ul style="list-style-type: none"> • <u>Description</u>: Widen on-ramp to provide two mixed flow lanes and one HOV lane. The I-5 NCCP will widen the ramp to include a second mixed flow lane on Tamarack Avenue, as well as construct a southbound auxiliary lane from Tamarack Avenue to Cannon Road. This will provide additional vehicle queuing capacity on the ramp and allow adjustment of the ramp metering rate to reduce queuing. • <u>Fair Share</u>: 3% • <u>Specific Plan Contribution</u>: Specific Plan will pay fair-share contribution towards this impacted component of the I-5 NCCP project.
EPF TRA-14	<p>I-5 Southbound On-ramp at Cannon Rd</p> <ul style="list-style-type: none"> • <u>Description</u>: Provide downstream capacity in the form of an additional mainline lane and/or auxiliary lane(s) to allow for adjustment of ramp metering timing. The I-5 NCCP will construct four new express lanes (two in each direction) through the impacted sections. The improvements also include extending auxiliary lanes on I-5 from Palomar Airport Road to Cannon Road and from Cannon Road to Tamarack Avenue in both directions. This additional capacity will allow for adjustment of the ramp metering rate to reduce queuing. • <u>Fair Share</u>: 3% • <u>Specific Plan Contribution</u>: Specific Plan will pay fair-share contribution towards this impacted component of the I-5 NCCP project.
EPF TRA-15	<p>I-5 Northbound Ramps at Cannon Rd</p> <ul style="list-style-type: none"> • <u>Description</u>: Dedicate right-of-way and re-construct the westbound approach of Cannon Road to include two through lanes and two dedicated right-turn lanes. This improvement will provide more queuing space for right-turning traffic and increase capacity for traffic traveling westbound through the interchange. • <u>Fair Share</u>: 100% • <u>Specific Plan Contribution</u>: Specific Plan will pay for and construct this improvement as part of the site frontage improvements.
<i>Section 4.21 Water Service</i>	
EPF WS-1	<p>The Specific Plan shall be approved upon the express condition that building permits shall not be issued for the Specific Plan area, unless adequate water facilities are available at the time of permit issuance and will continue to be available until time of occupancy.</p>
EPF WS-2	<p>The Specific Plan applicant shall design and construct public facilities within public right-of-way or within minimum 20-foot- wide easements granted to the City of Carlsbad. Wider easements may be required for adequate maintenance, access and/or joint utility purposes, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. The Specific Plan applicant shall dedicate public water easements, if necessary, for the proposed pressure reducing</p>

**Table ES-3
Environmental Protection Features**

Environmental protection features	
	station in conjunction with a review by the district engineer, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
EPF WS-3	The Specific Plan applicant shall design landscape and irrigation plans utilizing recycled water as a source and prepare and submit a colored recycled water use map for processing by the district engineer, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
EPF WS-4	The Specific Plan applicant shall install potable water and/or recycled water services and meters at locations identified by the district engineer, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. The locations of said services shall be reflected on public improvement plans.
EPF WS-5	The Specific Plan applicant shall design and construct public water and recycled water facilities in conjunction with the district engineer and city engineer, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
EPF WS-6	The Specific Plan applicant shall pay the Citywide Public Facilities Fee, the License Tax on new construction, and the CFD No. 1 special tax (if applicable), subject to any authorized credits. The Specific Plan applicant shall also pay any applicable Zone 13 Local Facilities Management Plan Fee. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, building permits shall not be issued.
<i>Sewer Service</i>	
EPF SS-1	The Specific Plan applicant shall pay the citywide Public Facilities Fee, the License Tax on new construction, and the CFD No. 1 special tax (if applicable), subject to any authorized credits. The Specific Plan applicant shall also pay any applicable Zone 13 Local Facilities Management Plan Fee. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, building permits shall not be issued.
EPF SS-2	Building permits will not be issued within the Specific Plan area unless the district engineer has determined that adequate sewer facilities are available at the time of building permit issuance and will continue to be available until time of occupancy.
EPF SS-3	The Specific Plan applicant shall cause to be dedicated to the City the easements for public sewer. All land so offered shall be free and clear of all liens and encumbrances and without cost to the City of Carlsbad.
EPF SS-4	The Specific Plan applicant shall design and construct public facilities within public right-of-way or within minimum 20-foot- wide easements granted to the district or the City of Carlsbad. At the discretion of the district or city engineer, wider easements may be required for adequate maintenance, access, and/or joint utility purposes, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
EPF SS-5	The Specific Plan applicant shall design and construct public sewer facilities, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.
<i>Solid Waste</i>	
EPF SW-1	The Specific Plan must comply with the City's existing regulations related to solid waste, which requires the segregation of solid waste, recyclable materials,

**Table ES-3
Environmental Protection Features**

Environmental protection features
and green waste. The City currently diverts approximately 57% of the solid waste generated within its jurisdiction from landfills and is in compliance with all federal, state, and local statutes and regulations related to solid waste. The Specific Plan shall also be consistent with the statewide goal of 75% waste diversion.
<i>Energy</i>
Refer to Air Quality , above. EPF ENR-1 The Specific Plan applicant shall design and construct public facilities within public right-of-way or within minimum 20-foot-wide easements granted to the City of Carlsbad, in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan. At the discretion of the district or city engineer, wider easements may be required for adequate maintenance, access, and/or joint utility purposes.
<i>Socioeconomic Effects</i>
There are no fiscal or economic effects result in physical impacts; and, therefore, no environmental protection features are identified.

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