

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



July 22, 2009

F16a**TO: COMMISSIONERS AND INTERESTED PERSONS****FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
TONI ROSS, COASTAL PROGRAM ANALYST, SAN DIEGO COAST
DISTRICT****SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD MAJOR
AMENDMENT 1-08A (Palomar Airport Road Driveway) for Commission
Meeting of August 12-14, 2009**

SYNOPSIS

The subject LCP amendment was submitted and filed as complete on July 18, 2008. A one-year time extension was granted on October 16, 2008. As such, the last date for Commission action on this item is October 16, 2009. The submittal by the City was identified as an amendment modifying both the Land Use and Implementation Plans. However, upon staff's review of the submittal and further discussion with the City it was determined that both components modify the Implementation Plan only.

This staff report addresses one of two of the components submitted by the City for Local Coastal Program Amendment (LCPA) 1-08A. LCPA 1-08B (Legoland Inner Park) was initially agendized to be heard concurrently, however, Legoland's representative has requested that the second component be postponed so that it can be heard concurrently with another LCP amendment request for Legoland Park. The City has agreed to the postponement.

SUMMARY OF AMENDMENT REQUEST

The subject LCP amendment proposes two modifications to the Carlsbad Ranch Specific Plan (Specific Plan), within the Mello II Segment of the City of Carlsbad's certified LCP. These two modifications will update Planning Area 7, or the Flower Fields portion of the Specific Plan. The modifications will change the language and the associated map of the Flower Fields to show a second ingress only access from Palomar Airport Road. This second entrance will provide improved public access to the Flower Fields.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of the amendment as submitted. The proposed changes will not result in impacts to coastal resources, can be found consistent with the City's

certified Local Coastal Program, and will result in the improvement of public access at a highly utilized, lower cost public amenity.

The appropriate resolutions and motions begin on Page 4. The findings for approval of the Implementation Plan Amendment as submitted begin on Page 5.

ADDITIONAL INFORMATION

Further information on the City of Carlsbad LCP amendment 1-08A may be obtained from Toni Ross, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW

A. BACKGROUND

The City of Carlsbad's certified LCP contains six geographic segments, as follows: Agua Hedionda, Mello I, Mello II, West Batiquitos Lagoon/Sammis Properties, East Batiquitos Lagoon/Hunt Properties, and Village Redevelopment. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. The West Batiquitos Lagoon/ Sammis Properties segment was certified in 1985. The East Batiquitos Lagoon/Hunt Properties segment was certified in 1988. The Village Redevelopment Area LCP was certified in 1988; the City has been issuing coastal development permits there since that time. On October 21, 1997, the City assumed permit jurisdiction and has been issuing coastal development permits for all segments except Agua Hedionda. The Agua Hedionda Lagoon LCP segment is a deferred certification area until an implementation plan for that segment is certified. This LCP amendment affects both the Mello II and the West Batiquitos/Sammis Properties Segments of the City's coastal zone.

The Mello II Segment Land Use Plan and Implementation Plan were approved in 1981. The Mello II Segment is comprised of 5,500 acres, or approximately 75% of the City. Unresolved issues remained for the segment regarding preservation of agricultural lands, and protection of steep sensitive slopes. Multiple additional amendments were brought forward, with the incorporation of the Carlsbad Ranch Specific Plan, the Commission certified the City's LCP, and the City obtained permit authority in 1996.

Carlsbad Ranch is comprised of 423.5 acres located on the north side of Palomar Airport Road, within the Mello II Segment of the City. Historically, this land was used for agriculture. The Commission originally approved the Carlsbad Ranch Specific Plan in 1993. In 1996, the City brought forward an amendment to include additional uses within the Carlsbad Ranch area to allow the development of office, research and development, related light manufacturing, commercial, hotel/timeshare, destination resort, golf course, agriculture, a vocational school, and Legoland. The subject LCP amendment will be the second amendment to the Carlsbad Ranch Specific Plan.

B. STANDARD OF REVIEW

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- I. **MOTION:** *I move that the Commission reject the Implementation Program Amendment for the City of Carlsbad LCP Amendment No. 1-08A as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the City of Carlsbad as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

**PART III. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD
IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED**

A. AMENDMENT DESCRIPTION

The subject LCP amendment proposes two modifications to the Carlsbad Ranch Specific Plan (Specific Plan), within the Mello II Segment of the City of Carlsbad's certified LCP. These two modifications will update Planning Area 7, or the Flower Fields portion of the Specific Plan. The modification will change the language and the associated map of the Flower Fields to show a second ingress only access from westbound Palomar Airport Road. This second entrance will provide improved access by the public to the Flower Fields.

The associated improvements include a 16 foot wide driveway for vehicular access located approximately 530 feet east of the intersection of Paseo del Norte and Palomar Airport Road (PAR) (ref. Exhibit #1). Also proposed is an additional right hand turn lane and associated landscaping on northern edge of PAR (ref. Exhibit #5). The City is including the additional right hand turn lane and landscaping along PAR to be included as a part of a larger-scale project widening PAR. The widening of PAR itself does not require an LCP amendment and is not located within the appeals jurisdiction of the Coastal Commission. The non-appealable Notice of Final Action for the City's Coastal Development Permit was received by the Commission on July 22, 2008.

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

a) Purpose and Intent of the Ordinance.

The subject LCP amendment is located within the Carlsbad Ranch Area. The Carlsbad Ranch Specific Plan (Specific Plan) was found consistent with the City's certified LCP in 1993 and thus became the Implementing Plan for this 447.4 acre region of the City. Carlsbad Ranch is located in the northwest quadrant of the City and north of Palomar Airport Road. The purpose of the Specific Plan is to provide a comprehensive set of guidelines, regulations, and implementation programs for guiding and ensuring the orderly development of the Carlsbad Ranch Area. This amendment is more expressly located in Planning Area 7 - Flower Fields - of the Specific Plan. The intent of the development standards for Planning Area 7 is to ensure that the flower fields remain in production in perpetuity.

b) Major Provisions of the Ordinance.

Planning Area 7 of the Specific Plan is designated as a land use for Agriculture and is located in the City designated Open Space (OS) Zone. The development standards within

the Specific Plan also identified the site as Open Space, however, the permitted uses differ between the Open Space defined in the Zoning Code, and the Specific Plan defined Open Space for Planning Area 7. Once a Specific Plan is reviewed by the Commission for consistency with the LUP and certified, the definitions and design standards within the Specific Plan become the standard of review. Thus the site is subject to the development standards of the Specific Plan rather than the City's Zoning Ordinance, and can still be found consistent with the City's certified LCP.

Planning Area 7 includes designated Principal Permitted Uses, Accessory Uses and Structures, and Conditional Permitted Uses. Applicable permitted uses are as follows:

iii. Accessory uses and structures permitted:

[...]

- Parking, Staging, Processing and Storage Areas for Agricultural Crops;
- Facilities for the sale of flowers, produce and other items related to the promotion of the "Flower Fields";
- Other similar accessory uses and structures, determined by the Planning Director to be required for the conduct of the principal uses.

c) Adequacy of the Ordinance to Implement the Certified LUP Segments.

The City of Carlsbad has applicable policies within the Mello II Segment of their certified LCP and state:

Policy 2-2 LCPA 90-08 Carlsbad Ranch Specific Plan "Mixed-Use" Development

This policy provides conditional development standards for the area of approximately 423 acres north of Palomar Airport Road, east of Paseo del Norte, and east of Car Country Drive (See Exhibit 4.3, Page 74). All such lands owned by Carlta or Ecke or their successors in interest shall be permitted, pursuant to approval of a Specific Plan to convert certain agricultural lands to residential and/or non-residential (including tourist-serving commercial) development as a means of providing supplementary uses which will assist in the retention of agricultural and public recreation uses on the remaining portions of these parcels. It should be noted that residential uses are possible only where they do not conflict with the Airport Influence Area and where compatible with adjacent uses.

[...]

(4) All remaining lands as shown in Exhibit 4.3 shall as a condition of the Specific Plan be preserved in agriculture and/or public recreation for as long as feasible. Feasibility shall be determined for the entire area covered by this restriction. Further,

feasibility shall be subject to the requirements of the Mello II Coastal Agricultural Overlay Zone (ref. Exhibit #4).

Policy 6-5 Need for 200 Additional Hotel-Motel Rooms, and Visitor Serving Uses

Approximately 40 acres of additional visitor-serving (hotel-motel and restaurant) uses should be established. Assuming the density of approximately ten hotel-motel rooms per acre, the estimated need of 200 additional rooms can be achieved. *Restaurants and other visitor-serving facilities also need to be provided* [emphasis added]

[...]

The Carlsbad Flower Fields have been in operation in some form for over six decades. The nearly fifty acres of Giant Tecolote Ranunculus flowers that make up the Flower Fields bloom for approximately six to eight weeks each year, from early March through early May. Presently, more than 150,000 people visit the flower fields each year. The general cost to visit the flower fields is \$10 for adults, \$9 for seniors and \$5 for children. A discounted season pass is also available. Given the inexpensive price to visit the flower fields, and the number of annual visitors, the Flower Fields can be considered one of the lower cost visitor serving recreational facilities in Carlsbad's coastal zone.

Again, the project site is located in the Open Space (OS) Zone of the City's Zoning Code as well as within the Specific Plan. However, development within the Specific Plan area is subject to the development standards of the Specific Plan Open Space designation rather than the City's Zoning Ordinance defined Open Space. Access driveways are considered a permitted accessory use within the Open Space area for Planning Area 7 and can be considered necessary to maintain the principle uses (visitor serving attraction).

The modifications to the Specific Plan solely include language to facilitate the construction of an additional right hand turn lane and access driveway along Palomar Airport Road. The additional driveway will improve visitor access to the Carlsbad Flower Fields and traffic flow along Palomar Airport Road, a primary coastal access route. Both the City's LCP and the Carlsbad Ranch Specific Plan support the retention of this agricultural operation and protect lower cost visitor serving recreational uses. As such, the proposed amendment can be found consistent with the City's certified LUP.

PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section

21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required, in a LCP submittal or, as in this case, a LCP amendment submittal, to find that the approval of the proposed LCP, or LCP, as amended, conforms to CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. §§ 13542(a), 13540(f), and 13555(b). The proposed zoning amendments will not result in adverse impacts on coastal resources or public access. The Commission finds that there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the LCP amendment may have on the environment. Therefore, in terms of CEQA review, the Commission finds that approval of the LCP amendment will not result in any significant adverse environmental impacts.

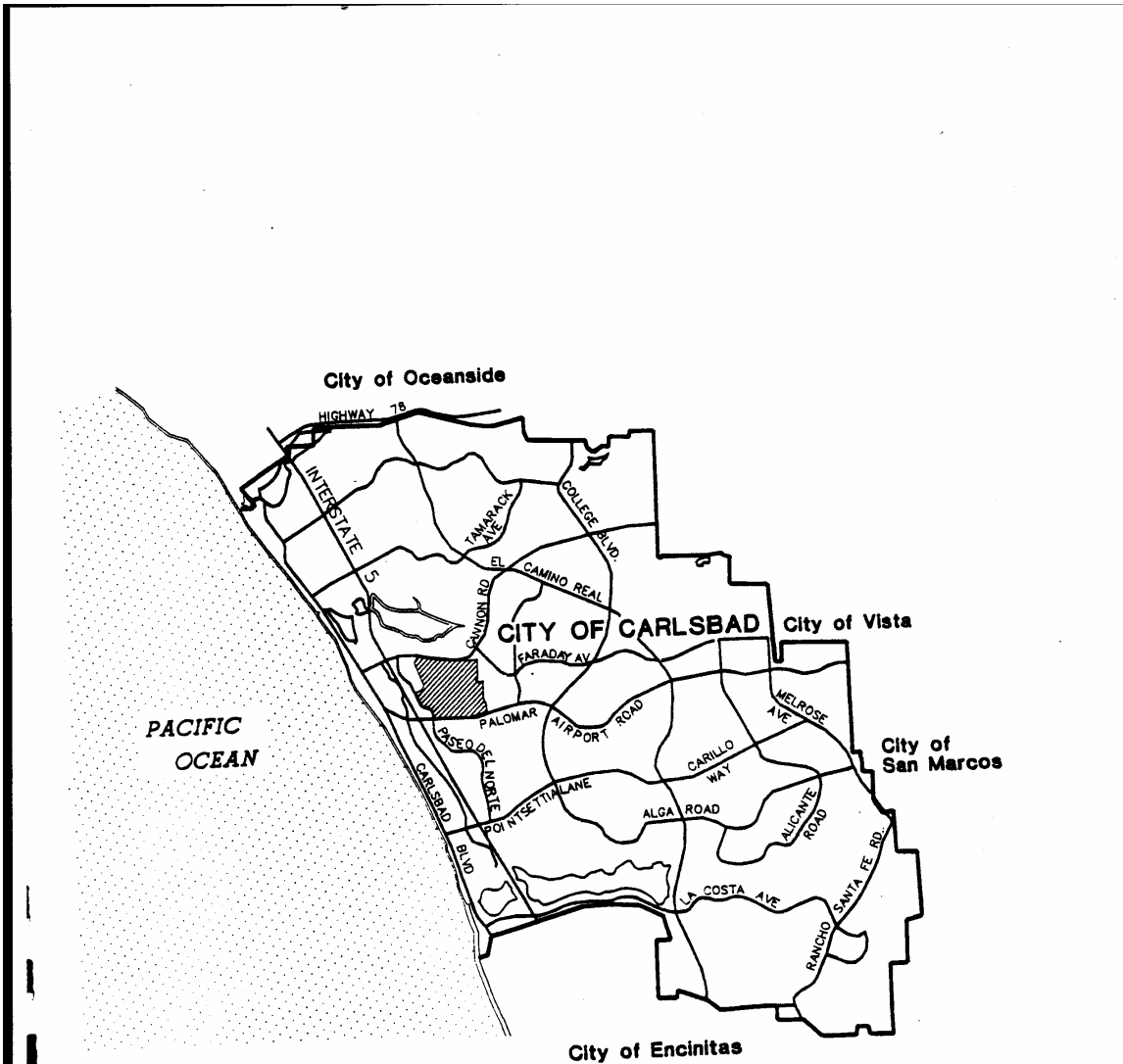


Figure 2
CITY CONTEXT




EXHIBIT #1
Location
LCPA #1-08A Palomar Airport Road Driveway
 California Coastal Commission

EXHIBIT 2

RESOLUTION NO. **2008-174**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A DETERMINATION THAT SPECIFIC PLAN AMENDMENT (SP 207(G)) AND LOCAL COASTAL PROGRAM AMENDMENT (LCPA 07-07) ARE WITHIN THE SCOPE OF THE PREVIOUSLY CERTIFIED CARLSBAD RANCH SPECIFIC PLAN PROGRAM EIR AND THAT THE PROGRAM EIR ADEQUATELY DESCRIBES THE ACTIVITY FOR THE PURPOSES OF CEQA AND APPROVING A LOCAL COASTAL PROGRAM AMENDMENT TO AMEND THE CARLSBAD RANCH SPECIFIC PLAN, PLANNING AREA 7 (THE FLOWER FIELDS) TO ALLOW FOR A SECOND DRIVEWAY ACCESS FOR INGRESS ONLY INTO THE ARMSTRONG GARDEN CENTER/FLOWER FIELDS PROPERTY FROM PALOMAR AIRPORT ROAD ON PROPERTY GENERALLY LOCATED NORTHEAST OF PALOMAR AIRPORT ROAD AND PASEO DEL NORTE IN THE MELLO II SEGMENT OF THE LOCAL COASTAL PROGRAM AND IN LOCAL FACILITIES MANAGEMENT ZONE 13.


CASE NAME: PALOMAR AIRPORT ROAD DRIVEWAY
CASE NO.: SP 207(G)/LCPA 07-07

WHEREAS, pursuant to the provisions of the Municipal Code, the Planning Commission did, on April 16, 2008, hold a duly noticed public hearing as prescribed by law to consider a Specific Plan Amendment and Local Coastal Program Amendment and

WHEREAS, the City Council of the City of Carlsbad, on the 17th day of June _____, 2008, held a duly noticed public hearing to consider said Specific Plan Amendment and Local Coastal Program Amendment and at that time received recommendations, objections, protests, comments of all persons interested in or opposed to the SP 207(G) and LCPA 07-07.

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

1. That the above recitations are true and correct.
2. That the CEQA findings of the Planning Commission as set forth in Planning Commission Resolution No. 6414 on file with the City Clerk, and made a part hereof by reference, are the findings of the City Council.
3. That the Local Coastal Program Amendment (LCPA 07-07) findings and conditions of the Planning Commission as set forth in P 6415 on file with the City Clerk, and made a part hereof conditions of the City Council.

EXHIBIT #2
Signed Resolution
LCPA #1-08A Palomar Airport Road Driveway
 California Coastal Commission

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4. That the application for a Local Coastal Program Amendment (LCPA 07-07) on property generally located northeast of Palomar Airport Road and Paseo del Norte is approved as shown in Planning Commission Resolution No. 6415.

5. That the approval of LCPA 07-07 shall not become effective until it is approved by the California Coastal Commission and the California Coastal Commission's approval becomes effective.

6. This action is final the date this resolution is adopted by the City Council and is subject to the approval of the LCPA 07-07 by the California Coastal Commission. The Provisions of Chapter 1.16 of the Carlsbad Municipal Code, "Time Limits for Judicial Review" shall apply:

"NOTICE TO APPLICANT"

The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure, Section 1094.6, which has been made applicable in the City of Carlsbad by Carlsbad Municipal Code Chapter 1.16. Any petition or other paper seeking review must be filed in the appropriate court not later than the nineteenth day following the date on which this decision becomes final; however, if within ten days after the decision becomes final a request for the record of the deposit in an amount sufficient to cover the estimated cost or preparation of such record, the time within which such petition may be filed in court is extended to not later than the thirtieth day following the date on which the record is either personally delivered or mailed to the party, or his attorney of record, if he has one. A written request for the preparation of the record of the proceedings shall be filed with the City Clerk, City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, CA. 92008."

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PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council
of the City of Carlsbad on the 17th day of June, 2008, by the following vote to wit:

AYES: Council Members Lewis, Kulchin, Hall, Packard and Nygaard.


NOES: None.

ABSENT: None.



CLAUDE A LEWIS, Mayor

ATTEST:



LORRAINE M. WOOD, City Clerk
(SEAL)



EXHIBIT 1

1. 2003

ORDINANCE NO. NS-893

1
2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
3 CARLSBAD, CALIFORNIA, ADOPTING AN AMENDMENT TO
4 THE CARLSBAD RANCH SPECIFIC PLAN (SP 207(G)) TO
5 ALLOW FOR A SECOND DRIVEWAY ACCESS FOR INGRESS
6 ONLY INTO THE ARMSTRONG GARDEN CENTER/FLOWER
7 FIELDS PROPERTY FROM PALOMAR AIRPORT ROAD ON
8 PROPERTY GENERALLY LOCATED NORTHEAST OF
9 PALOMAR AIRPORT ROAD AND PASEO DEL NORTE IN THE
10 MELLO II SEGMENT OF THE LOCAL COASTAL PROGRAM
11 AND IN LOCAL FACILITIES MANAGEMENT ZONE 13.
12 CASE NAME: PALOMAR AIRPORT ROAD DRIVEWAY
13 CASE NO.: SP 207(G)

14 The City Council of the City of Carlsbad, California, does ordain as follows:

15 WHEREAS, the Carlsbad Ranch Specific Plan was originally adopted by City
16 Council Ordinance No. NS-227 on March 16, 1993 and has been amended several times and
17 contains the uses, development standards and design guidelines for the development of the
18 subject property; and

19 WHEREAS, the City Council of the City of Carlsbad has reviewed and
20 considered a Specific Plan Amendment (SP 207(G)) for the Carlsbad Ranch Specific Plan; and

21 WHEREAS, after procedures in accordance with requirements of law, the City
22 Council has determined that the public interest indicates that said Specific Plan Amendment (SP
23 207(G)) be approved.

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

26 SECTION 1: That Specific Plan (SP 207(G)), on file in the Planning Department,
27 and incorporated herein by reference, is adopted. The Carlsbad Ranch Specific Plan (SP
28 207(G)) shall constitute the development plan for the property and all development within the
plan area shall conform to the plan.

SECTION 2: That the Carlsbad Ranch Specific Plan (SP 207), as amended to
date, and further amended by Specific Plan Amendment 207(G), dated April 16, 2008, is
approved.

EXHIBIT #3

Signed Ordinance

LCPA #1-08A Palomar Airport Road
Driveway



California Coastal Commission

1 SECTION 3: That Specific Plan Amendment (SP 207(G)) replaces text on Pg.
2 161 and Figure 49 on Pg. 162 in the Carlsbad Ranch Specific Plan, as shown on Attachments
3 SP 207(G).

4 SECTION 4: That the findings and conditions of the Planning Commission, in
5 Planning Commission Resolution No. 6414, shall constitute the findings and conditions of the
6 City Council.

7 EFFECTIVE DATE: This ordinance shall be effective thirty days after its
8 adoption, but not until Local Coastal Program Amendment LCPA 07-07 is approved by the
9 California Coastal Commission, and the City Clerk shall certify to the adoption of this ordinance
10 and cause it to be published at least once in a publication of general circulation in the City of
11 Carlsbad within fifteen days after its adoption.

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INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on
the 17th day of June, 2008, and thereafter.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the
City of Carlsbad on the 24th day of June, 2008, by the following vote to wit:

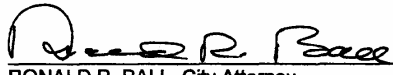
AYES: Council Members Lewis, Kulchin, Hall, Peckard and Nygaard.

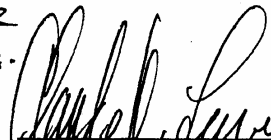
NOES: None.

ABSENT: None.


ABSTAIN: None.

APPROVED AS TO FORM AND LEGALITY


RONALD R. BALL, City Attorney
6/24/2008



CLAUDE A. LEWIS, Mayor

ATTEST:


LORRAINE M. WOOD, City Clerk
(SEAL)



21

SP 207(G)

iii. Accessory uses and structures permitted:

- Public Rest Rooms, Changing Rooms;
- Playground Equipment;
- Fencing, Patios, Stairways, Barbecue and Fire Pits;
- Parking, Staging, Processing and Storage Areas for agricultural crops;
- Shade Houses;
- Facilities for the sale of flowers, produce and other items related to the promotion of the "Flower Fields";
- Other similar accessory uses and structures, determined by the Planning Director to be required for the conduct of the principal uses.

iv. The following uses and structures are permitted by a conditional use permit:

- Farmers markets;
- Private picnic area;
- Green houses greater than 2,000 sq.ft.;

b. Parking Standards

Parking spaces for all permitted and ancillary uses shall be provided consistent with Section 21.44 of the Carlsbad Municipal Code.

c. Building Height

Building Height for all structures within the open space parcels shall not exceed twenty-five feet in height, unless a higher elevation is approved by a conditional use permit issued by the Planning Commission.

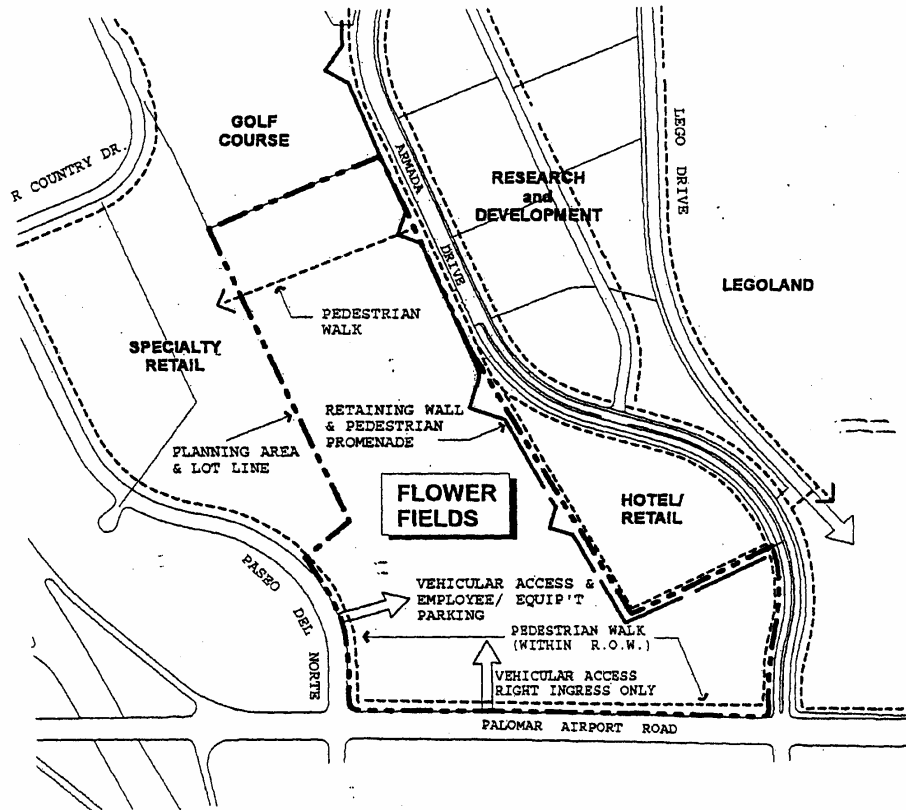
d. Signs

Signs consistent with the style and character of the specific plan shall be utilized for all agricultural, recreational and accessory uses on Open Space Area 7. Signs shall be consistent with Carlsbad Municipal Code Chapter 21.41.

e. Access

Vehicular access to Planning Area 7 shall be at **two (2)** a City Engineer approved locations. **One** on the east side of Paseo del Norte north of the intersection of Paseo del Norte and Palomar Airport Road, **and the other (for ingress only), on the north side of Palomar Airport Road east of the intersection.**

SP.207(G)



LAND USE: AGRICULTURE
 NET PARCEL AREA: 53.42 ACRES
 DEVELOPMENT PROGRAM: CONTINUATION OF CURRENT USE-
 FLOWER BULB, CUT FLOWER PRODUCTION.

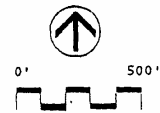
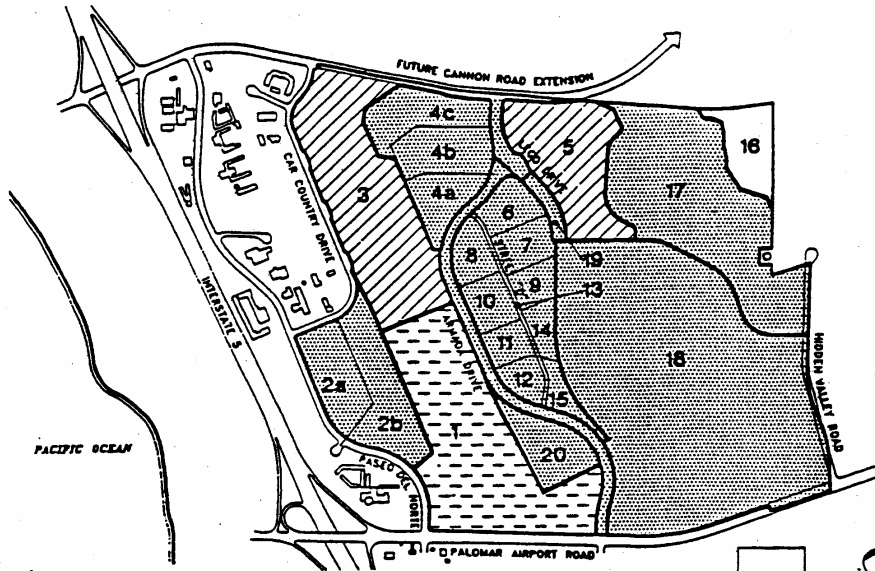


FIGURE 49

PLANNING AREA 7 - FLOWER FIELDS

Exhibit 4.3 Agricultural Lands

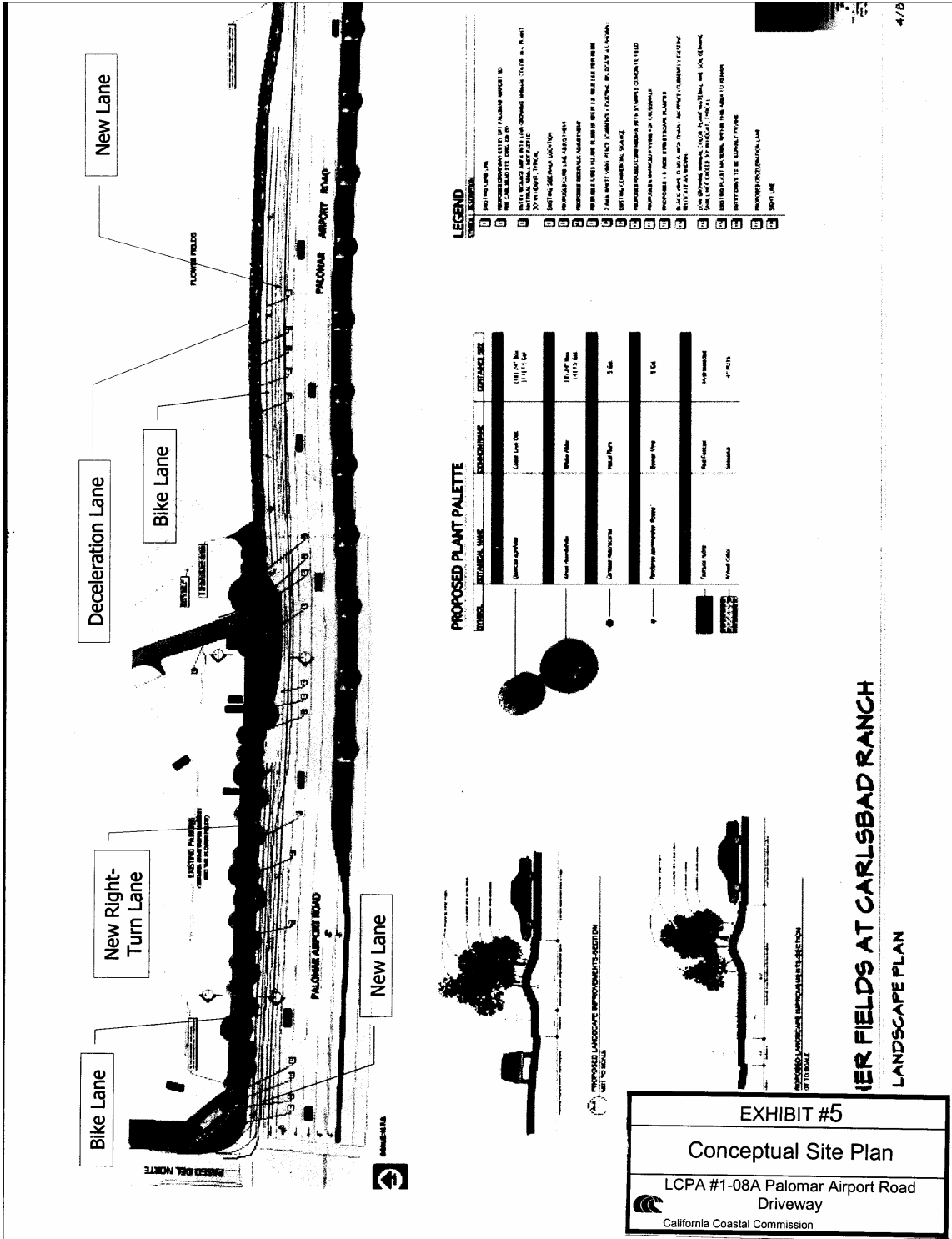


DEVELOPMENT SUMMARY



NUMBER	LAND USE	ACRES (NET)	DEVELOPMENT PROGRAM
1	AGRICULTURE	53.42	EXISTING FLOWER FIELDS
2a,b	SPECIALTY RETAIL	26.65	300,000 SF
3	GOLF	45.61	4 HOLES OF GOLF
4a,b,c	G.I.A. VOCATIONAL SCHOOL	28.93	550,000 SF
5	GOLF	26.46	3 HOLES OF GOLF
6-12,14-15	RESEARCH & DEV'T	40.01	800,000 SF
13	STREET "D" (PRIVATE)	1.97	
16	OPEN SPACE	10.00	PRESERVE IN NATURAL STATE
17	RESORT	52.80	700 SUITES; 647,000 SF
18	LEGO FAMILY PARK	128.32	425,750 S.F.
19	LEGO DRIVE (PRIVATE)	0.94	
20	COMMUNITY HOTEL & RETAIL	10.48	212,080 SF; 280 ROOMS
	PUBLIC ROADS	21.81	

EXHIBIT #4
 Development Types in the
 Carlsbad Ranch Specific Plan
 LCPA #1-08A Palomar Airport Road
 Driveway
 California Coastal Commission





RECEIVED

DEC 01 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

*Carlsbad LCPA
1-08A*

November 25, 2008

California Coastal Commission
San Diego District
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Attn: Toni Ross

Re: Carlsbad LCP amendment 08-1 Palomar Airport Road Driveway

During the Commission meetings of October 17-18 the Commission approved a one year extension of time for consideration of the above referenced LCP Amendment.

The purpose of this letter is to request that hearing and consideration occur prior to June 1, 2009, in order to permit concurrent construction of the roadway widening and driveway (if approved by the Commission) in a time frame that will not disrupt the farming and visitor service operations at the Flower Fields.

The Flower Fields® at Carlsbad Ranch are a part of the Carlsbad Ranch Specific Plan and LCP element. The LCPA which the Commission is asked to review includes an amendment which permits a driveway access off Palomar Airport Road to the Flower Fields parking and service area. The driveway will provide enhanced circulation for both visitors and farm related activities in an area of increasing congestion.

If approved, the City of Carlsbad has agreed that the driveway and associated improvements will be built as a part of the larger Palomar Airport Road widening which affects the entire frontage of the Flower Fields.

The widening project will create significant disturbance at the edge of the field, potentially affecting cut flower quality as the flowers come into bloom, bulb harvesting and processing, and visitor access to the fields when they are in bloom, if the construction project is in process during the season which begins in March and the end of harvest in July.

The City has agreed to a construction schedule with work commencing in late August/Early September and completion in late February (attached). However if the LCPA is not resolved before the award of the bids, the project including the driveway and associated work, unless the schedule is changed to

5600 AVENIDA ENCINAS SUITE 100 CARLSBAD CA 92008
TELEPHONE 760 930-9123 FAX 760 431-9020 WWW.CC.COM

EXHIBIT #6
Letter of Comment
LCPA #1-08A Palomar Airport Road Driveway
California Coastal Commission

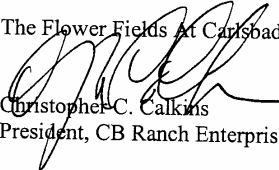
October 2009 (the end of the Coastal hearing extension) with the potential conflict with the Flower Fields growing operation or the City delays construction for a year, a time period that is unacceptable to the City.

In order to avoid this conflict, we respectfully request that the LCPA be considered by the Coastal Commission prior to June 2010, and permit the work to proceed in the least disruptive timing with the flower fields agricultural and visitor service operation.

Please let me know if we can provide any additional information or respond to any questions.

Very Truly Yours,

The Flower Fields At Carlsbad Ranch®



Christopher C. Calkins
President, CB Ranch Enterprises

Tel: 760 431 5600 x 112
Email: ccc@carltas.com

Cc: Jason Goff, City of Carlsbad, Planning Department
Jacob Moeder, City of Carlsbad Engineering Department