

South Carlsbad Coastline Project

PUBLIC INPUT REPORT
April 2022

Table of Contents

Introduction

- Public engagement goal and objectives
- Decisions already made

How we engaged

Summary of input

- Public input
- Stakeholder meetings

Appendices

- How opportunities were promoted
- Survey responses
- Workshop breakout room notes
- Workshop chat transcript
- Strategic Plan ideas wall comments mentioning the coast
- Strategic Plan survey responses mentioning the coast
- Small group meeting notes
- Additional input documents

Introduction

Carlsbad's southern coastline is largely unchanged from the car-centric 1950s, when Highway 101 (Carlsbad Boulevard) served as the main north-south corridor in the state.

Today, I-5 serves this purpose, creating an opportunity to reclaim the southern coastal corridor as a place for the community to enjoy. By moving vehicle traffic to the easternmost lanes of Carlsbad Boulevard, about 60 acres of city-owned land spanning three miles of coastline could be freed up for parks, walking paths, bike lanes, parking, picnic areas, shops, restaurants, artwork and other uses the community would enjoy. To put this in perspective, Carlsbad's largest park, Poinsettia Community Park, is about 42 acres. The beachfront park at Pine Avenue is less than one acre.

In addition to providing greater public access to the coast, moving vehicle lanes to the east would help protect Carlsbad Boulevard from the future effects of sea level rise. The city is working on a California State Coastal Conservancy grant funded project to redesign a 1-mile stretch of Carlsbad Boulevard from Manzano Drive to Island Way for this purpose.

Input gathered will be used to help inform the design of this 1-mile project area and for the future design of the other two miles.

Public engagement goal

Gather input from the Carlsbad community about their priorities, needs and values related to the future use of south Carlsbad Boulevard, within the parameters of the city's General Plan. The General Plan includes guiding principles for the future use of south Carlsbad Boulevard as well as street design guidance that emphasizes biking, walking and access to the coast.

Public engagement objectives

- Community members are aware of opportunities to provide input
- Community members find at least one of the opportunities convenient and comfortable, based on their preferences and levels of interest
- This public engagement process helps further build relationships between the city and those it serves
- The process seeks out and involves a broad cross section of community members
- Participants have a clear understanding of how their input will be used

Decisions already made

The City of Carlsbad General Plan was approved in 2015 following several years of extensive public outreach and engagement. Included in the General Plan are guiding principles and policies for south Carlsbad Boulevard:

Guiding principles

- Carlsbad Boulevard shall become more than a road. This transportation corridor shall provide for recreational, aesthetic and community gathering opportunities that equal the remarkable character of the land.
- Community safety shall be a high priority. Create a destination that provides a safe public environment to recreate.
- Strategic public access and parking is a key to success. Development shall capitalize on opportunities to add/enhance multiple public access points and public parking for the beach and related recreational amenities.
- Open views are desirable and important to maintaining the character of the area. Preservation and enhancement of views of ocean, lagoons, and other water bodies and beaches shall be a high priority in road, landscaping, and amenity design and development.
- Enhance the area's vitality through diversity of recreational land uses. Carlsbad Boulevard development shall provide for amenities, services and goods that attract a diversity of residents and visitors.
- Create vibrant and sustainable public spaces. Development shall provide for unique and vibrant coastal gathering spaces where people of all age groups and interests can gather to enjoy recreational and environmental amenities and supporting commercial uses.
- Connect community, place and spirit. Design shall complement and enhance connectivity between existing community and regional land uses.
- Environmentally sensitive design is a key objective. Environmentally sensitive development that respects existing coastal resources is of utmost importance.
- A signature scenic corridor shall be created through design that honors the coastline's natural beauty. The resulting improvements will capture the 'essence' of Carlsbad; making it a special place for people from throughout the region with its natural beauty and vibrant public spaces. Properly carried out, the realigned boulevard will maximize public views and encourage everyone to slow down and enjoy the scenery.
- Reimagining of Carlsbad Boulevard shall be visionary. The reimagined Carlsbad Boulevard corridor will incorporate core community values articulated in the Carlsbad Community Vision by providing:
 1. physical connectivity through multi-modal mobility improvements including bikeways, pedestrian trails and a traffic-calmed street;
 2. social connectivity through creation of memorable public spaces; and
 3. economic vitality through a combination of visitor and local-serving commercial, civic and recreational uses and services.

Mobility element

The city's General Plan also includes policies for how different types of streets are designed. Carlsbad Boulevard falls under the category of coastal streets, which calls for the following design elements:

- Primary purpose is to move people along the city's ocean waterfront and connect people to the beach, recreation, businesses and residences in close proximity to the waterfront. The street serves as a destination for people who seek to drive, walk and bicycle along the ocean waterfront.
- Designed to safely move all modes of travel while enhancing mobility for pedestrians and bicyclists.
- Vehicle speeds shall be managed to support uses along the coast.
- Enhanced bicycle and pedestrian crossings should be provided, including: – High visibility crosswalks – Enhanced pedestrian notifications (e.g. responsive push-button devices) – Enhanced bicycle detection – Bicycle lanes shall be provided and can be further enhanced or complemented by other facilities (such as bicycle lane buffers or off-street pathways).
- Pedestrian facilities should be a minimum of five feet and shall strive for six to eight feet in width and shall conform to ADA requirements.
- Pedestrian crossing distances should be minimized.
- Trail facilities should be encouraged.
- Opportunities for mid-block pedestrian crossings should be investigated.
- On-street parking should be provided.
- Transit facility and operation improvements should be encouraged.

This input process focused on gaining a better understanding of community values, needs and priorities in the context of these policy decisions that have already been made. In most cases, the community's input is consistent with the framework already in place. In other cases, suggestions from the public are at odds with what has already been decided.

For example, many respondents expressed concern about development, preferring to keep the area unchanged from its current state. The guiding principles include economic vitality, which would provide visitor-serving commercial uses alongside civic and recreational uses. All input received has been included in this report.

How we engaged

By providing multiple ways for the public to provide input, decision makers can hear from a large and diverse group of community members. However, unlike a scientific survey, the findings of this process cannot be generalized to the entire Carlsbad population within a defined margin of error.

That’s why the input in this report should be considered with a similar weight as other qualitative forms of feedback that have always been part of the city’s decision-making process, such as comments made at City Council meeting or emails sent to the city expressing an opinion.

Engagement opportunities

The city sought input on the south Carlsbad coastline through three specific opportunities:



Online survey, Jan. 20 – March 16, 2022



Strategic plan virtual public workshop, featuring coastal group breakout rooms, Feb. 1, 2022



Meetings with groups and organizations with a specific interest in the project area

Concurrent with gathering input about the future of the south Carlsbad coastline, city staff sought community input on overall priorities for the next five years to help inform the City Council’s five-year strategic plan. This was done through:



An online survey, Jan. 6 – Feb. 7, 2022



A virtual ideas wall, Jan. 6 – Feb. 7, 2022

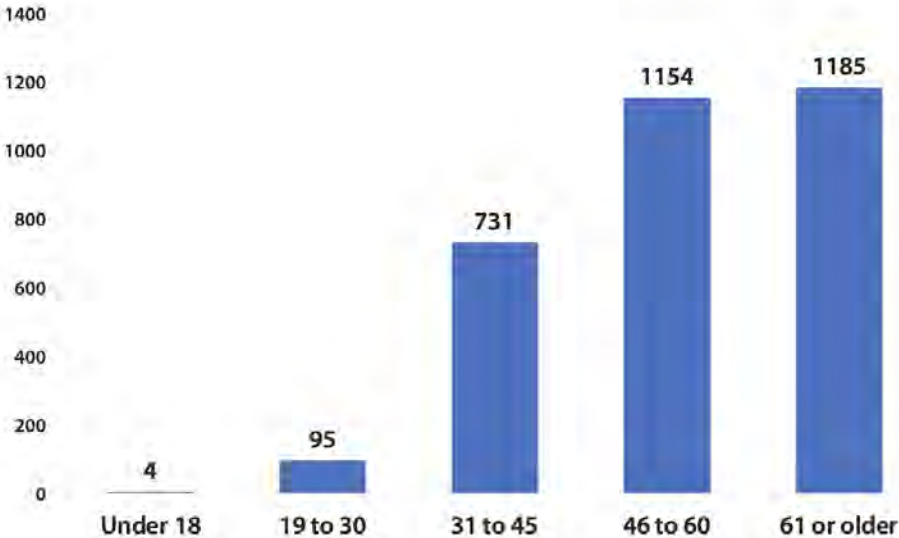
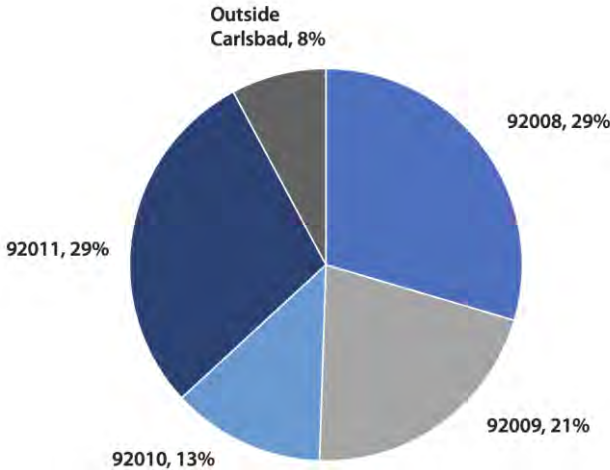
Comments gathered during the strategic plan input process that related to coastal priorities are also included in this summary report.

Who participated

Coastal survey responses	3,198
Unique participants	3,171
Strategic plan comments related to the coast	425
Participants in coastal group during strategic plan workshop	50
Individual/small group meetings	130

* Some community members could have participated in more than one opportunity to provide input.

Survey participant demographics



Public input summary

The online survey and workshop posed open-ended questions designed to identify the characteristics of Carlsbad's coastline that are most important to participants and ideas for what would make it better in the future.

Staff have summarized and identified themes based on the input shared. Input from stakeholder groups with specific interests in the area are summarized in the next section of this report.

Due to the high number of responses (more than 20,000 individual comments), this summary does not include all the ideas and perspectives shared by the public. Readers are encouraged to review the verbatim responses and meeting summaries included in the appendices for a comprehensive understanding of the input gathered.

What makes this area special?

Respondents were asked to share what they enjoy most about Carlsbad's southern coastline today. Some common themes included:

- Natural beauty
- Quiet, peaceful environment
- The space feels open and undeveloped
- Being able to enjoy the view of the ocean whether walking, bicycling or driving
- The ability to park for free
- It doesn't feel too crowded
- Seems the same while other parts of Carlsbad have changed

What would make it better?

- Safer biking and walking
- Less noise and air pollution from traffic when enjoying the coast
- Slower speed limits
- More parking, bathrooms, showers and other amenities
- Easier to make a U-turn/change directions
- An area for dogs
- Places to gather, fire rings
- Playground or other area for kids that feels safe
- Volleyball courts
- Places to eat (restaurant and take out)
- Better access for people with disabilities

Common themes

After considering all the input provided by the public, city staff identified several common themes or topics. Under each are sample points of view shared.

Theme: Keep the area natural; retain what makes it special

- Maintain the natural landscape and feel of the coastline.
- This area is unique among other coastal locations because of its relatively undeveloped nature.
- Don't turn the coastline into another Venice Beach or other crowded Southern California beach areas.

Theme: Prioritize safe, accessible biking and walking paths

- Make walking and bike paths wider.
- Create paths for walkers and bicyclists separated from cars and from each other.
- Consider natural materials like decomposed granite.
- Make walking and biking safer.
- Connect walking paths to the existing path in the north to create one uninterrupted coastal trail.

Theme: Ensure any shops and restaurants do not interfere with the natural, undeveloped feel of the area.

- Don't change what makes this area of Carlsbad special.
- If development must be included, make it just a few small, unique shops and restaurants.
- Don't attract generic or chain brand stores and restaurants or "tacky" souvenir shops.
- Consider "fast casual" high quality healthy food options.
- Create an opportunity for fine dining with an ocean view.
- Attract places for breakfast, brunch and coffee.

Theme: Preserve views

- Preserve unobstructed views that can be enjoyed while walking, biking and driving.
- Don't let this part of Carlsbad Boulevard become like other coastal cities in the region where you cannot see the ocean when driving along the coast.

Theme: Keep the needs of residents top of mind.

- If the area becomes too crowded, it will be harder for locals to access the beach.
- Tourism brings in money to the city, which is needed to fund public amenities.

Theme: Maintain or improve access to the beach

- Make accessing the beach quick and easy.
- If too many people are attracted to the area, it will be harder for locals to access the beach.

Theme: Keep traffic moving

- Don't do anything that would cause more traffic congestion.

Theme: Protect the environment, bluffs and habitat

- Rising sea levels could affect new amenities if they're located on the coast.
- Control erosion, and keep sand on the beach.

Specific improvements

Most respondents said they did not want the area to change or to have any development. Among those who suggested improvements, following are some of the ideas shared:

- | | |
|---|--|
| Better walking and biking trails | Telescopes |
| Outdoor gatherings space for picnics, music | Breakfast/brunch spot |
| Space for food trucks | Casual, affordable healthy restaurant |
| A small venue for concerts and plays | Casual bar for locals |
| More camping spots | Coastal interpretive/whale watching center/nature center |
| Art galleries and studio space | Dog park or dog beach |
| Surf, paddleboard rentals and lessons | Something like the camp store |
| Lockers to store beach items | Open park space |
| Lower the speed limit | Playground |
| Bike maintenance stations or repair shops | Pickleball courts |
| Radio controlled airplane area | A pier |
| Exercise stations | A shuttle to help with parking |
| More restrooms and showers | More parking |
| A nature center | Horseback riding |
| Water bottle filling stations | |

Shops and services

Respondents were asked what shops, services and food establishment they would use if they were available in the area. None of the above was the top answer, consistent with an overall concern about keeping the area’s natural look and feel.

What shops and services would you use along south Carlsbad Boulevard if they were available?



Note: Suggestions made under the category of “other” helped inform the overall themes shared on previous pages. Verbatim responses are included in the appendices.

Future vision

Respondents were asked to describe this part of Carlsbad's coastline 20 years from now if it were improved just the way they'd like it to be. The word cloud below highlights key terms used in nearly 3,000 descriptions submitted.

change biking walking way grass use enjoy view walking trails native plants
city love coast plenty restaurants free natural beauty walk
view ocean relax safe land Leave people walking S community
better Leave alone cars experience people businesses
access beach preserved lots sand nature
along coast walking biking developed place
people enjoying space take beautiful traffic
buildings need open space ocean
beach without park clean area go see enjoy
Carlsbad retail coastline drive
walking paths local ocean views feel
development great bike paths will Keep
shops restaurants road park area view one look etc
natural today shops landscape beach access Open
bike lanes undeveloped nice walkways families less don t
parking lots now crowded easy access improved still much trails allow
small maybe

Sample responses

A safe place where you can enjoy the beautiful Carlsbad coast. Families walking, enjoying a casual bike ride. Friends catching up enjoying a glass of wine or beer. Romantic dinner enjoying the beautiful sunset and if lucky see the green flash. During the summer, concerts in the park next to the ocean. NO SHOPS. The space is all about nature, being outside, promote social enjoyment outside with a beautiful view.

A sprawling park overlooking ocean with grass, trees, bike and walking trails. A few restaurants and specialty stores but not overly commercialized. The rugged and natural beauty and simplicity of what's there today is not lost. A unique feel similar to powerhouse park in Del Mar.

A way for a 80-year-old to easily access the beach and enjoy it!

A wide variety of activities to do either on the beach or near it, with a beautiful view. I think more options of things to do on our coastline is a great idea, but not too many things. Keep it simple. More nature, and a few food places/places to get drinks, but not too much. We love our coastline, please don't urbanize it too much. Keep what makes Carlsbad great, the simplicity of the beach and nature

*Absolutely nothing has changed since my family and I moved here in 2000.
Don't change anything- leave the oceanfront alone.*

After pulling into a parking spot on the east side of Carlsbad Blvd, I opened the car door to the sound of crashing waves and calling gulls. I made my way to the sandy trail overlooking the bluffs and walked for a 2 mile stretch, enjoying a break from the din San Diego of traffic, before I turned around. Between the walking path and bike path, which was east of me, native plants bloomed. A bicyclist waved, a few families made their way down the bluff stairs to enjoy the beach at low tide, and a few ladies sat at a bench chatting and enjoying a cup of coffee from the coffee kiosk by the entrance. This is one pocket of preserved paradise and simplicity in San Diego County that has kept me living here another 20 years.

Along Carlsbad Blvd, there are sidewalks, and people are easily able to walk from the Coaster station to the beach. In the underutilized land, a small, dense village center is created, with shops, as well as new parkland.

Half of the road has been converted into a separated bikeway (and busway, if possible) that is fun and safe to casually ride along. Some of the freeway-like connections/conditions of the road (such as with Palomar Airport Rd) have been modified and simplified to improve safety and walkability.

An area where people would gather, walk and enjoy the beautiful coastline. I wouldn't want to see it jammed with a bunch of junky shops. I would hope that the ocean was still visible as you drive along the coast. One of the best kept secrets right now along the coast is the campground camp store! I would love to see space used for that kind of casual, "ride your bike to it" kind of place where you can sit out and enjoy the beautiful coast!

An open space, beautiful art-themed park next to the ocean (think Park Guell in Barcelona). That could be enjoyed by the residents and attract tourists. Where else is there a beautiful, largely undeveloped open space park next to the ocean? Nowhere. It could be one of a kind and something to be enjoyed and appreciated for generations to come.

An overall much better balance of modern conveniences and nature. No more paved roads to nowhere like the old tarmac between Carlsbad Blvd south and the campground. No more ugly park maintenance buildings blocking the ocean view like at Avenida Encinas. Low profile, well placed, and easily accessible restroom facilities. Planned roadway and parking areas away from the beach and beach cliffs. An electric shuttle vehicle fleet servicing parking to/from beach access. Bicycle repair stations along the dedicated bike path.

As I walk along the path, it dips down onto the beach and then up along the bluff. There is a comfortable park bench for me to sit down and relax. I see dolphins in the water just off the shore line, I don't hear loud cars, prop planes, or motorcycles, just the sound of the waves crashing on the shore and the sound of seagulls encouraging their peers on.

It is peaceful, calm, and nourishing.

Beautiful Green patches of little parks, benches for picnics, wide two way pedestrian and bike passage like coast Blvd. in Santa Barbara...better lifeguard stations and clean bathrooms. Minimal shops or none! Please check our Fletcher cove in Solana beach! Our neighbors have already done what we are thinking to do in next 20years!??

Exactly the same as today

Families and children, residents and visitors, art walks, activity, all types of users enjoying the coastline and beach - not just campground users and hard core users (surfers, skilled bikers, etc.). An area to visit for special occasions, ocean view restaurant(s), playground equipment, public plazas, expanded beach access. All types of users, experiencing the area in all types of different ways, while still maintaining the natural beauty and feel of the area

Families coming without struggle finding parking. Parents with small children playing on the playground. Seniors using the exercise stations while visiting with each other. Friends and family are picnicking. Couple sitting at the benches and talking. While the bicycles zoom by and walkers, runners have their own lane. I see it as "everyone's front porch"

I love the vibe and feel of Carlsbad especially since i was born and raised there and want to remain unchanged to maintain the soul of the city

I see a beautiful, safe walkway from La Costa to Carlsbad Village Dr. where I can see, hear, and smell the ocean. I see beautiful spots to rest and relax where you can watch a sunset. I see a few (not a lot) of well run dining experiences where I can have a glass of wine or snow cone. I see how easy it is to push a wheelchair on the walkway. I see plenty of parking and easy access to the sand.

I wouldnt want to see drastic changes, just a few small enhancements to bring out the best of the natural space. I dont want to see it turn into a shopping mall with retail stores and convenience stores. But, it would be nice to build a community park that includes a playground, a dog park, and a dog beach. I imagine that whole space to be a car-free zone, with EV charging stations, bike-only lanes, and pedestrian-only lanes. It would be nice to have a cafe or two nearby to grab coffee for a morning walk or sandwiches for a sunset picnic! I'm filled with pride at the natural beauty

I can spend time with my kids and grandkids in a beautiful and fun spot like moonlight beach There are light services so you don't have to leave to get food while you visit but natural beauty has led the design

There is something special and unique to carlsbad, it's not a copy of either Oceanside or moonlight beach

It would be have a great meandering bike and walking paths with a mixture of native plants, grassy areas, fountains, benches and tables, and spots to check out the views. There might be small restaurants and shops but they would be far and few between with a lack of focus on cars. Similar to a balboa park, golden gate park or area that has parking on outskirts but might have buskers and activities for tourists and locals. Similar to a malecón.

Park-like setting (grass/trees/benches/tables), lots of paths and walking, bike lanes, clean bathrooms, some concessions, all attracting lots of people and their pets. Maybe a small outdoor amphitheater for outdoor concerts/music and local gatherings. Small area for chess/cards/games.....

People are casually flowing back and forth between the beach and a waterfront park, restaurants and shops with no cars in sight. Active people are running, walking and biking for miles along the coast without interacting with cars. There is parking along the east side of all of that goodness so we can access it easily and without trouble but once we're there we enjoy the coast carless. It a destination for families, runners, walkers, bikers and people who love the beach.

Southbound Carlsbad Boulevard moved as far east as possible, and a separate bicycle and separate pedestrian protected corridor. Vehicle parking that does not conflict with bikes and pedestrians. Otherwise, it would be like it is now.

You would feel like your connected to the beach with open views but you would have easy access, people of all ages would enjoy the peacefulness and tranquility of the ocean

Stakeholder input

City staff met with groups that have a specific interest in the project area and documented their feedback. The groups included:

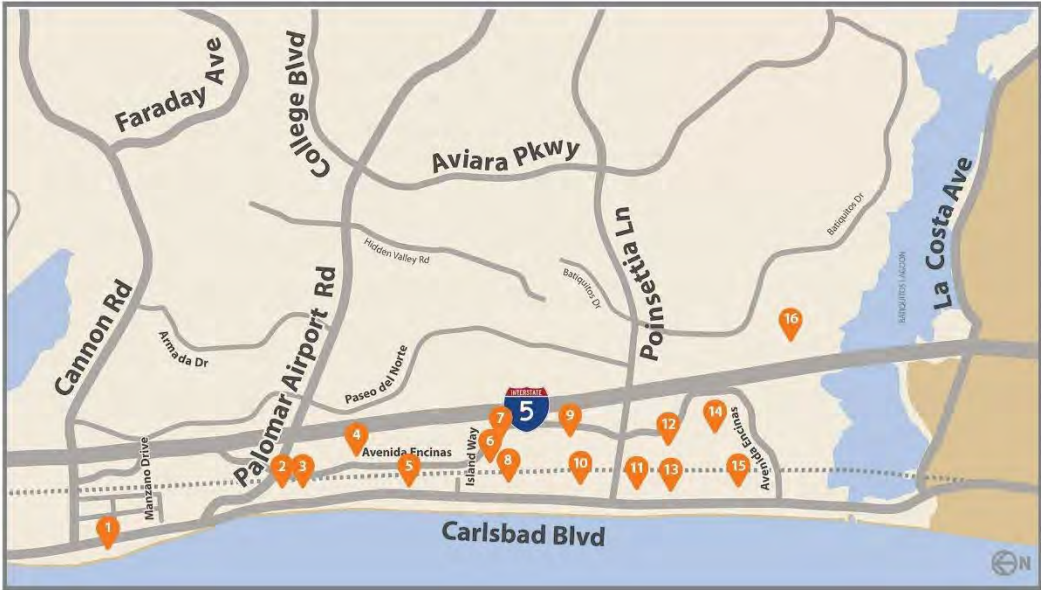
Batiquitos Lagoon Foundation	Hilton Garden Inn Carlsbad Beach Hotel
Bike Walk Carlsbad	Lakeshore Gardens Senior Community
Cape Rey Carlsbad Beach, a Hilton Resort and Spa	Lanikai Lane
Carlsbad Seapointe Resort	North County Cycle Club of San Diego
Circulate San Diego	People for Ponto
Arts Commission*	Poinsettia Cove
Beach Preservation Commission*	San Diego County Bicycle Coalition
Traffic & Mobility Commission	San Pacifico HOA
Parks & Recreation Commission	Sierra Club Next Gen
Encina Wastewater Authority	Solamar HOA
Friends of Cardiff & Carlsbad State Beaches	Surfrider Foundation
Hanover Beach Colony HOA	Terramar Association
	Visit Carlsbad
	Waters End

**Meetings that are scheduled but have not been completed as of April 14, 2022 (the date of this report)*

Two groups were invited to meet but did not respond or declined: BluWater Crossing and Poinsettia Station apartments.

Group locations

Sixteen groups are in the project area; others are regional in nature but focus on issues related to the coastline.



LEGEND	
1	Terramar
2	Hilton Garden Inn Carlsbad Beach
3	Solamar
4	Encina Wastewater Authority
5	Carlsbad Seapointe Resort
6	Poinsettia Station
7	BluWater Crossing
8	Lanikai Lane
9	Waters End
10	Poinsettia Cove
11	Hanover Beach Colony
12	Lakeshore Gardens
13	Cape Rey Carlsbad Beach
14	San Pacifico
15	People for Ponto
16	Batiquitos Lagoon Foundation

Stakeholder feedback summary

Common topics discussed during these meetings are listed below along with some sample comments. Summaries of each meeting are included in the appendices.

Topic: Mobility

- Walkers and bikers of all levels and ages should be able to safely walk and bike along the coast.
- Separate walkers and bicyclists on different paths.
- Consider a natural trail surface rather than concrete or asphalt for walking trails.
- Connect walking and biking paths to others nearby.

Topic: Traffic congestion

- Slow down traffic on Carlsbad Boulevard.
- Complete traffic studies, so the project doesn't add traffic congestion.
- Moving more cars to the east could increase noise for those who live along Carlsbad Boulevard.
- Consider other transit options for people to access this area.

Topic: Natural beauty and open space

- Maintain the coast's natural beauty.
- Protect the coast from erosion.
- Public amenities built along the coast could be vulnerable to sea level rise in the future.

Topic: Development

- Don't allow commercial development, especially near residential areas.
- Entertainment and dining options along the coast could enhance the area.

Topic: Parking

- Parking should be setback from the coast and not directly across from homes.
- Include accessible, safe parking that doesn't conflict with bicyclists or bike lanes.
- If more people come to the area, they could park in neighborhoods and disrupt residents.
- Consider time limits on parking, including for recreational vehicles, and to prevent overnight parking.
- Restrooms and parking would be good additions.

Topic: Views

- Maintain scenic and coastal views for drivers, walkers, bikers and residents along Carlsbad Boulevard.

Topic: Community character

- Be mindful that this area is very much a part of Carlsbad's character.
- Future generations should be able to experience this sense of character.
- Any changes to the area should involve a lot of collaboration and community input.

Appendices

- How opportunities were promoted
- Survey responses
- Workshop breakout room notes
- Workshop chat transcript
- Strategic Plan ideas wall comments mentioning the coast
- Strategic Plan survey responses mentioning the coast
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How Opportunities Were Promoted

Promotion

City staff notified community members about opportunities to get involved through a wide variety of print and digital channels.

City Manager's Update newsletter

Sent Jan. 20 to 9,636 contacts



Connecting our community to the coast

What if 60 acres of coastal land were suddenly available for your enjoyment? What would you want to do there? How would you design this space to make Carlsbad's coastline even more amazing? Believe it or not, we actually have this opportunity.

When the city's General Plan was approved in 2015, it outlined guiding principles for the south Carlsbad coastline (from around Cannon Road south) and policies for redesigning Carlsbad Boulevard in this area. The long and the short of it is this:

- South Carlsbad Boulevard was built before we had I-5.
- That's why it's a relatively wide, fast-moving road.
- The General Plan calls for turning the three miles in the south into a "coastal street" where people can slow down and enjoy the natural beauty of the area, in a car, on a bike or walking.

By getting rid of the wide medians and moving southbound traffic to the east, about 60 acres of city owned land can be used for things the community would enjoy doing along the coast. To put this in perspective:

- Our largest city park (Poinsettia Community Park) is 42 acres.
- That popular park at Pine Avenue and Carlsbad Boulevard is less than an acre.


This is truly a once in a lifetime opportunity to reimagine our coastline. Please answer some questions through this [online survey](#) and consider attending an [upcoming workshop](#) to share your ideas.

[More info](#)

E-newsletters

Sent Jan. 26 to 8,191 contacts

[View this email in your web browser](#)




Connecting Carlsbad to its Coastline

The City of Carlsbad would like your input to help transform about 60 acres of city-owned coastal land along [south Carlsbad Boulevard](#) into welcoming spaces for the community.

What would you like to do in a space like this?

Take an [online survey](#).

Attend a [virtual workshop](#).
Tuesday, Feb. 1, 6 p.m.
[Sign up](#)



Example area of where city-owned land can be opened up for other uses. Shaded project boundary is not exact.

Background
Carlsbad's southern coastline is largely unchanged from the car-centric 1950s, when Highway 101 (Carlsbad Boulevard) served as the main north-south corridor in the state.

Today, I-5 serves this purpose, creating an opportunity to reclaim the southern coastal corridor as a place for the community to enjoy. In addition to reconfiguring the road to create more public spaces, the road eventually needs to be moved away from the coast to protect it from rising sea levels.

By moving vehicle traffic to the easternmost lanes of Carlsbad Boulevard

Sent Feb. 4 to 70,762 contacts

[View this email in your web browser](#)

HAVE YOUR SAY Carlsbad



SOUTH CARLSBAD'S COASTLINE

The City of Carlsbad would like your input to help transform about 60 acres of city-owned coastal land along [south Carlsbad Boulevard](#) into welcoming spaces for the community to enjoy.



Share your ideas

What do you enjoy most about Carlsbad's southern coastline, and what would make it even better?

Take our short [survey](#).

The images below show a conceptual example of how realigning south Carlsbad Boulevard could free up acres of city-owned coastal land for the community to enjoy



See a fly-over view of the entire 3-miles of coastline.



NextDoor post

Sent to all neighborhoods (58K recipients); 1,244 impressions



Input wanted on 5-year plan for Carlsbad. How can the City of Carlsbad best deliver on those things most important to the community over the next five years? The City Council is asking for input on that question as it develops the city's first comprehensive strategic plan.

The strategic plan will be focused on the nine core values of the Carlsbad Community Vision, with a focus on the following themes identified by the City Council:

- Economic vitality
- Sustainability and the environment
- Community character
- Quality of life and safety
- Organizational excellence and fiscal health

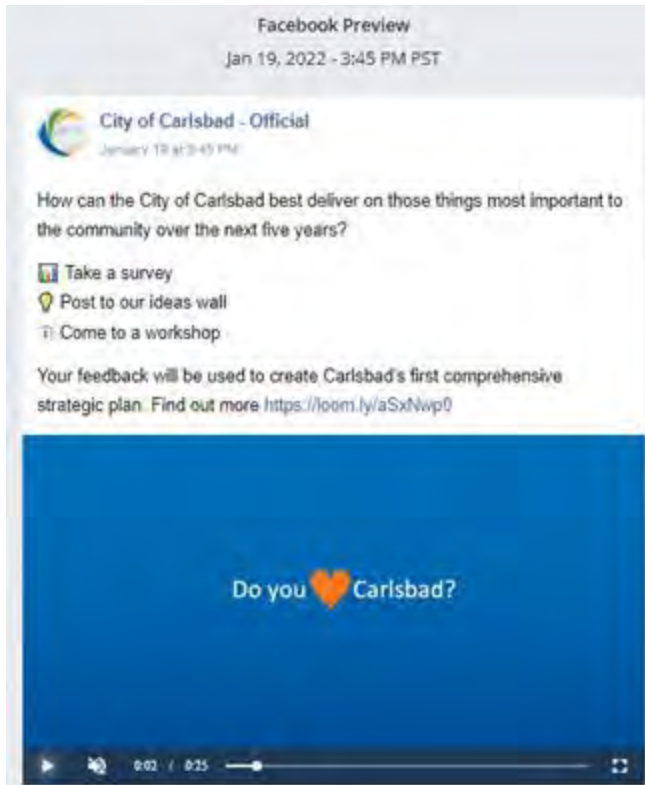
One of the first steps in the planning process is gathering community input. Here's how you can help:

- Take an online survey to answer three open-ended questions based on themes from the Community Vision.

Facebook and Instagram ads



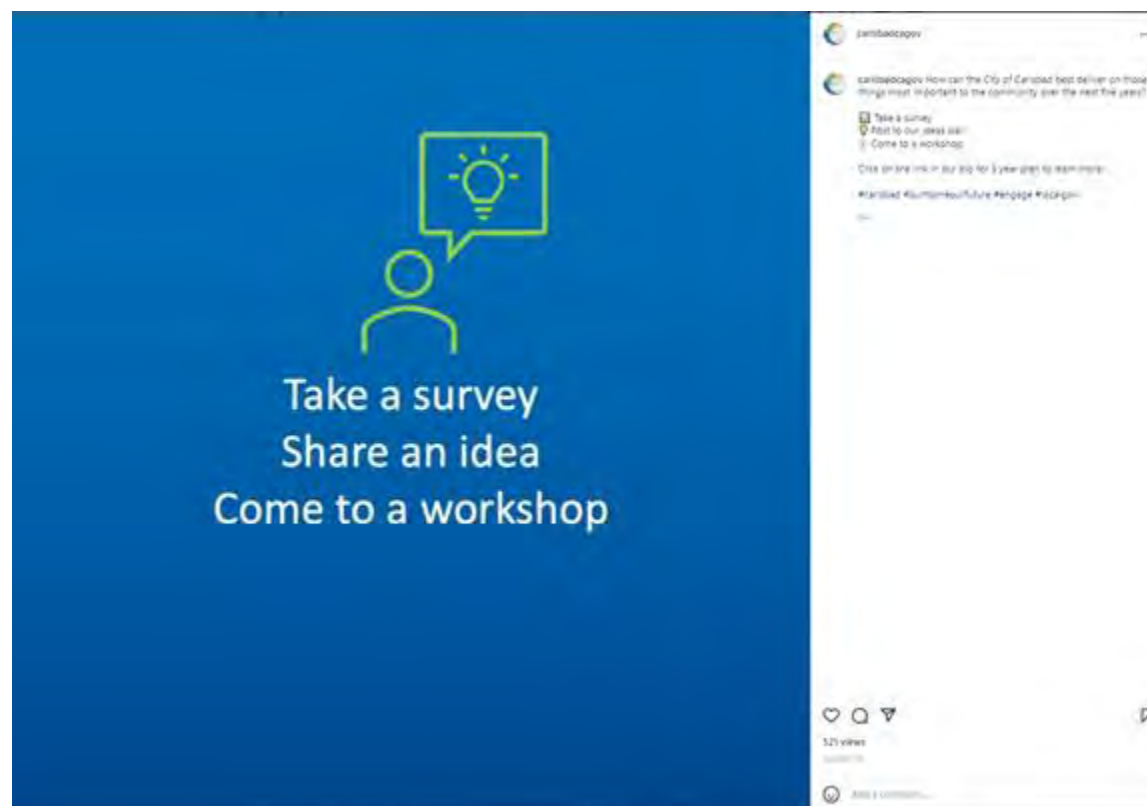
Facebook post



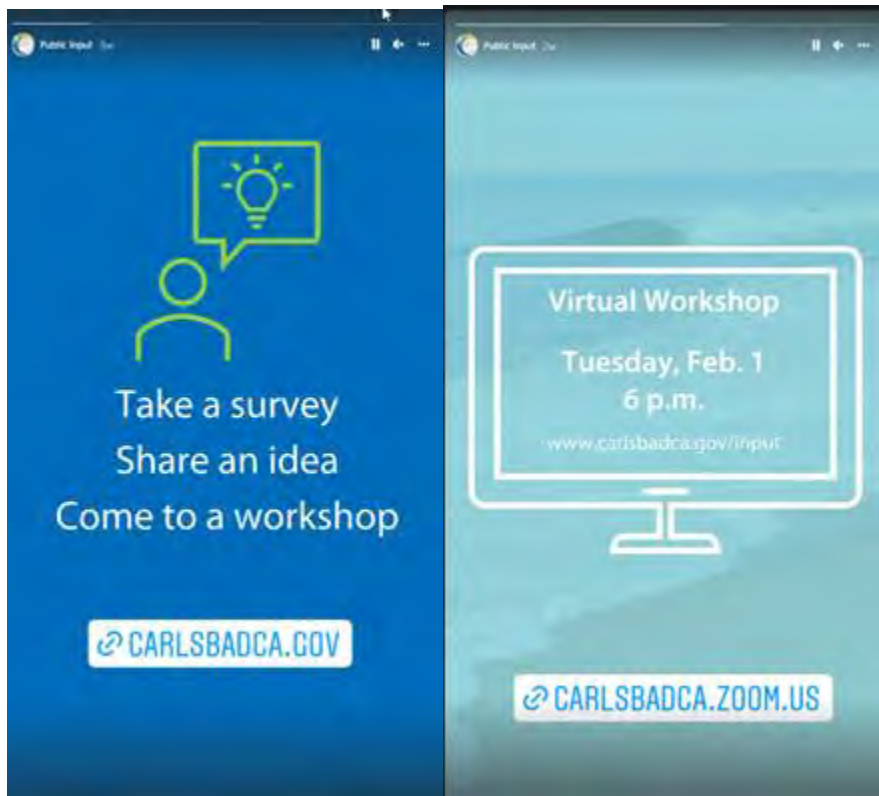
Twitter



Instagram



Instagram Stories



City website



South Carlsbad Coastline Project

Help the city transform 60 acres of coastal land into welcoming public spaces.
01/24/2022

Coastline Survey Responses

What do you like most about south Carlsbad Boulevard today?

boardwalk
The beaches.
The natural open view of coast and ocean.
Relatively low traffic
scenic views
being able to walk the campgrounds without significant traffic
It is scenic
Natural coastline
ocean views
I like the way it is now. It is already overcrowded with traffic, noise pollution, and exhaust pollution. Adding more bike lanes, and moving the traffic lanes closer to the homes along the entire stretch from Palomar Airport Road, two LaCosta will not solve any issues at all as the bikers already run rampant through this area and have disregard and disrespect for the rules of the road, the traffic, and the people that live around here. It will put the traffic in our front yards, and the pollution smell and noise will be something that will disrupt our peaceful living. If you're going to build a park, all that excess traffic where is it going to go. I think this is a very bad bad idea and I vote against it
View of ocean
Open space
driving it
open- no high buildings, structures, etc
that it's not too developed
the easy access.
How quiet the beaches are
The way it is, don't move it or spend the money
That it's open and not built upon
It's open space.
Grassy area for performers
Surf
Natural Beauty
that there is still open space/undeveloped land on both sides of the highway in places..
generally a good traffic flow
Uninterrupted views of the ocean
The view
The open view of the coastline and bluffs

What do you like most about south Carlsbad Boulevard today?

Ponto
That it doesn't have any businesses on it. That it is untouched.
the proximity to the coastline
The open space/ fields
Open unfettered view of the ocean and coastline. We are one of the last cities to have this, very special.
the beauty. especially up on the bluff the pacific is amazing
the views
The views of the ocean driving south
Being close to the shoreline
Not built up, still somewhat open
How open and untouched it is
the new Camp Store.
the unobstructed views of the coastline
The natural beauty adjacent to the ocean.
Driving along that route is pretty and the traffic is light.
the lack of parking resulting in uncrowded beaches.
Ponto Beach
that is not developed.
lack of development
Free flow of traffic without too many red lights
today that south Carlsbad Boulevard is mostly undeveloped.
views
Not much
biking close to the ocean
Seeing the ocean
the drive along the ocean with unrestricted views - no buildings!
Ocean view
It feels peaceful and green
I can see the beach and water
That there is no development
The view of the water and the lack of buildings west of 101

What do you like most about south Carlsbad Boulevard today?

The ocean view
views of the ocean
the pristine beach.
2 lanes and a big bike lane
That it has character
that it is an alternative to the freeway.
the view
Beach
free parking
Pull off parking to beach
driving along the coast in its natural state.
access to beach area, especially S. C'bad State Beach
The beach vibe
Open space
the views
Not too crowded
Access to the beach at South Ponto
Separated roads with lighter traffic
The views
to run along the coast
small town feeling
Coastal drives with ocean views
The openness of one of the last somewhat unspoiled beaches in Southern California
The peacefulness and unobstructed views
that it is not built up
Walking by the beach
Coastline visibility
Undeveloped open space
Unobstructed view of the ocean
I like being able to drive down it on the weekends and also to and from work, and enjoy the peace and views.
it is a beautiful 7 mile stretch of land

What do you like most about south Carlsbad Boulevard today?

the view of the ocean.
Views
That it's beautiful
access to the beach, specially if there is an accident on the freeway (50
it's availability to the beaches
Convenient and coastal view
Beach views
the palm trees
walk ability
Beach walks
The underdevelopment
the views of the ocean.
Free street parking
I love it the way it is
the fact it runs close to the ocean
open space, esp views
Ocean views
The VIEW of the ocean.
Its scenic
...the speedlimit.
Cruising down and seeing the water on my drive.
Leave it be - undeveloped wetland
Driving and seeing Ocean view
that it is undeveloped.
Our beautiful coastline
unobstructed view of the ocean and coastline
bicycling
the natural look and slow pace
Biking on the coast
The way it is leaving it alone 😊
access to the beach

What do you like most about south Carlsbad Boulevard today?

The openness and views of the beach and shoreline up to Oceanside.
No hotels
Natural views
The way it is
The UNOBSTRUCTED ocean views!!
Reminds me of the Pacific Coast Highway north of Malibu we took to those bitchen surf breaks in the 50's.
Views of the Ocean and Beach
The way it is
It provides an alternative route from the congestion on I5 and relieves congestion which is very important
the views when you are driving along.
open undeveloped coastline
The fact that you are driving along the coast line. You can see the surf, the surfers and the beautiful sunsets
Natural look
I can drive and see the ocean at the same time. No where else in California offers such a peaceful experience.
Being able to park on the cliff across from Hilton garden Inn every morning for breakfast.
The evergreen, wind swept tree in the center of 101 traffic lanes, the subject of many art projects, west of south end of Solamar Estates.
the bluffs overlooking the ocean
that it is open to everyone to see the sun set
the unobstructed ocean and coastline views
How open it is
It's still open space for the most part
exactly how it is.
It is open space of coast line, easily accessible and undeveloped
That it is an open space
Scenic views
Everything
Open views to the ocean
The way it is!!
I like the beauty of the coastline
The openness
That I can walk here

What do you like most about south Carlsbad Boulevard today?

open space
Peaceful open space
It's beauty and the ability to see the ocean
The overlook of the ocean
That isn't obstructed
Visibility and proximity to the beach from the road
That I can see the ocean from the road as I drive by.
Rural
Natural beauty in Coastline
Public access (meaning no private buildings, such as hotels, etc)
the view of the ocean
The natural landscape
The fact that it's undeveloped
THE VIEW
The way it is
Openess
How natural it is
No commercial structures
Few homes
The beauty of the drive
Natural
The natural beauty of the coastline
I like that it is undeveloped
only non-freeway coastal connection Encinitas-to-Carlsbad
scenic view
That there are no hotels or shops
Unobstructed Ocean views
Great views
Driving along the coast
The coast
Scenic beauty

What do you like most about south Carlsbad Boulevard today?

That there is in open space that is not built upon
Regular use as bike route
Seeing the ocean
It the way it is
the untouched open space
Oceanic scenic route
Open spaces and views of the beach, ocean and coastline
Panoramic unobstructed by buildings ocean views
The view. We can see the ocean.
Beach access
That it is open and natural looking
Beach access
It's simple, beautiful, clean
The open space
The view
I like it just the way it is as it meanders along the water
Easy access to the beach
Large swath of NATURAL open space
The open beach with view
the ocean views
The open space Carlsbad is getting to congested.
that it's open land.
Unobstructed views
that there are parts where you can see the ocean.
Close to beach & ocean
the coastal views
I appreciate that it's one of the few undeveloped areas of Carlsbad with great views of our coastline that everyone can enjoy...
The openness and accessibility. On foot and parking. The feeling of nature, apart from the beach the undeveloped areas that appear wild and the unimpeded views.
That I can drive along the coast
I like that there is an unobstructed view of the Ocean

What do you like most about south Carlsbad Boulevard today?

Leads to an open beach
Ocean view
The unobstructed views!
I do not drive on the freeway. This is my way to and from my job in Encinitas to my home in Carlsbad.
The natural terrain
The natural space as nature has made
The unobstructed view of the ocean
That you can actually see the beach and ocean.
Ocean views between Palomar and Cannon
The openness and views you experience driving through
Driving by the ocean
Driving down the road and being able to see the ocean
View of ocean
How wild it is
The beautiful, peaceful drive on untouched coastline
Old School Beach community
it's surrounded by nature in its NATURAL state
Beach view
Beach access with no commercial or new developments
natural beauty of the coastline
Ocean view
favorite Carlsbad spot for beach walking
Biking
Seeing Nature
the beaches
the ocean view
ocean
scenic alternative to the 5
Walking along the cliffs across from Cannon Rd.
The view
The views

What do you like most about south Carlsbad Boulevard today?

Smooth roads, view of the water
the views to the ocean
the fact that it is undeveloped
beautiful coast line
lack of development
View
The undeveloped beach
being able to run along the coast
It offers alternative open traffic for north/south passage
that it is rugged and natural and no obstructed views of the ocean
The beach view and the vast openness
Open, natural areas
Unobstructed views of the ocean
That it is along the water
the open space and no buildings
availability of parking at Turnaround
uncompromised ocean view(s)
Open views
That due to low parking it is not overcrowded.
scenic views
How it is more natural and not built-up with buildings
Natural beauty
It's close to the ocean.
Just as it is
Undeveloped quality
No development
Open views
The natural views of the ocean as I walk down the street
To drive & park on that part of the boulevard .
Unobstructed views
Natural beauty

What do you like most about south Carlsbad Boulevard today?

Keep the view
It's undisturbed from recent development
unobstructed ocean view
beautiful view of the ocean
The views
low amounts of traffic
walking and riding along the coast
the views
It is the last user friendly beach area in Carlsbad
View of ocean
NOT often backed up with heavy traffic.
How open it is
the ability to see the ocean without obstruction
Leave it as it is
Seeing a natural beauty open space!
the way it is
That it is open and pristine with no development.
Ocean views
Open with no buildings
open space to the ocean/beach
The way it is now.
it as it currently is located.
Open space
Exactly how it is.
TO BE ABLE TO SEE THE OCEAN
Proximity to the beach
The beauty of natural coastline
I like it as is. It is calming, scenic, and just right.
the natural beauty
The open space
Taking "the long route" just for the beautiful and rare ability to drive along the coast and see the sparkling ocean

What do you like most about south Carlsbad Boulevard today?

Coastal access
Locals can easily enjoy the view or the beach
The view
The view
There's no traffic
The view to the ocean.
That there are not many hotels taking over
How beautiful it looks
Views of the coast
The way it is!
Not developed
The untouched beaches
That it is undeveloped.
The view
less traffic, but still too much
Nothing. Looks like junk.
Walking paths
The beautiful view
The open unobstructed ocean view
Natural
the walking path that is on the sand and the path up on the PCH
it as is. Don't touch it
the great views
Undeveloped
scenic
to walk the beach
Leave it the way it is.
The lack of development
Double lanes provide better traffic flow than other areas that have narrowed traffic to single lane.
The segments where I can actually see the ocean.
The way it is.

What do you like most about south Carlsbad Boulevard today?

view of ocean
Ponto beach
the view
openess and view of the coastline and water
the ocean view
the beautiful ocean view
Undeveloped, one of the last bits of coastline not filled with consumer stuff
Access to the beach
The view from the road.
Ocean view north of Palomar Airport Rd from bike lane.
the views
the visual beauty provided by the existing alignment
that is relatively untouched and access to amazing views.
looking at the ocean
Beach access and parking at Ponto. Being able to park at the transition from roadway to sand.
the rural-ness of it.
Very little traffic
the ocean view
The view of the ocean while driving on the 101.
Views
easy access to beach
Amazing beauty, lagoon inland, ocean westward
Not too built up/commercialized
You can see the ocean
Driving along the beach
walking path for pedestrians only
The free beach access
riding my bike on this road
Leave it alone in its natural state
beach lookouts
It is usually a peaceful drive

What do you like most about south Carlsbad Boulevard today?

Proximity and access to ocean
the sweeping views
The rugged beauty on the drive south after cannon rd seeing the coastline
No Shopping
riding my e bike along the coast
the beauty of the drive
The weather
Ocean View while driving
Coastal access
Open area
being able to drive right next to the ocean
The view
the view
that it is old original Carlsbad
the access to the beach.
The beaches
the view as you drive along the coast
That it's 2 lanes
Views
The natural undisturbed landscape
The view
being able to drive along the beach and enjoying the views
Parking at the beach
to walk along the coast
Open undeveloped spaces
One of the last places in SD you can park your car for lunch to watch the ocean from the front seat and not get charged.
view of the coast
Ocean views
Uninhabited space
Views
Views of the ocean

What do you like most about south Carlsbad Boulevard today?

It's all that left of natural coastline in Carlsbad.
that it is untouched
I can see the ocean, and it relaxes me on my drive.
the ocean views
Condition of road
The alternative to the crowded 5.
that it is "undeveloped" and "natural" open space that is UNIQUE to Carlsbad and San Diego
Few stop lights
That there are not buildings obstructing the view.
The scenery
ocean view
the simplicity
to walk and enjoy the ocean view
the open space
view of the ocean
it is such a pleasure to drive along with an ocean view
undeveloped nature
Not too crowded
The view
beach access
I don't like it
the nature and serene clean open space
that it's near the beach
that the area is not developed
The scenic views
That is not developed!!
That it is historic dating back to the first roads into San Diego County.
We love to Cruise the Coast.
The view
The scenic drive
The Beauty

What do you like most about south Carlsbad Boulevard today?

The variety of retail shops
the sun shines different here
Quiet beach living
seeing the ocean while driving by
the view.
It provides much-needed access to supplement I-5.
Protected nature reserve type land with no housing developments or other buildings
lowered speed limit
views of the ocean
the view
unobstructed ocean views
Beach
Ocean view
The open coastline
The views of the beach
Scenic natural open space
that there's not a lot of traffic.
the ocean view
Old 1 feel
The safety of riding bikes in the bike lane
Views
the views
that it is still the same as it has been for most of my adult life
it's natural beauty
Lack of congestion and traffic. Ease of passing.
That it is undeveloped with no intrusion of parking along the roadside and open views to the water.
the ability to see the ocean
That both traffic and bicycles can use the road without feeling too tight
Open space
Walking next to the ocean
how close it is to the ocean

What do you like most about south Carlsbad Boulevard today?

long stretch for biking
Available to everyone
view of the ocean
The bluff area that allows you to see the beach sand.
Free volleyball access
The ability to enjoy long stretches via foot, bike, and car
Open space to see the ocean
Nothing. It's a mess.
Direct access to the beach areas for recreational use
the untouched undeveloped nature.
Natural beauty of the beach
the view of the ocean
that it has NOT been "improved" with human intervention.
Natural coastline
Open beach
No buildings, just nature
open view of ocean from Solamar and 101
the campgrounds
bike lane
scenic ride
That it's open
the views
Driving past the view.
South Ponto Beach
Ocean Proximity
Surfing
the open space and lack of development
Openness
Peaceful drive
Ocean views.
The ocean view

What do you like most about south Carlsbad Boulevard today?

The natural look
I like the view
The ocean view while driving along the coast
It has not been commercially developed
Relatively low traffic
Views
That it is how I get to my home in Poinsettia Cove.
that it's not very congested
that there are no visual obstructions when traveling S. Carlsbad Boulevard - you can see the sea
The views of the water
Unobscured views of the ocean
Viewing the ocean
the view
The ocean view
that I can drive the beach/coastline without any buildings impeding the view. Not too many lights either
Bike lanes
Undeveloped area
The natural beauty of this part of the coast
bike riding along it
Pretty view during driving without stop and go traffic and stoplights every block
the views
Ocean
The beach
Natural Scenic views all along so cbad.
Seeing the ocean
the way that it is today!
that there aren't a lot of people in Winter (off season); wish it was all the time
The Pacific view
Its natural beauty
The views
Scenic drive down the coast.

What do you like most about south Carlsbad Boulevard today?

The view
Looking at the ocean
THAT THERE IS NATURE!!!!
The natural beauty of nothing but the road.
the view
The undeveloped coast line
Nature
the view of ocean while driving along the road. very welcoming
The View
Proximity to ocean
The space
How beautiful it is to see the ocean from there
The view of the ocean
Peaceful
Unobstructed view of ocean
It provides quick and easy access to many surf spots
it is a beautiful place to drive along the coast at slow speed.
The views
I like the way it is.
unobstructed ocean views
Proximity to ocean
surfing
The view.
the naturalness, untamed, wildness of the area.
The views while driving
Drive with view of ocean.
You can actually see the ocean!
that it is undeveloped
That nothing is there except the beach
beach access not cluttered with storefronts
Less traffic

What do you like most about south Carlsbad Boulevard today?

Beach access
The weather
Views
the ocean views
the convenience offered by that route.
It's a lovely stretch of coast, with slight amount of traffic to enjoy running, bike, flying remote airplanes. I've jogged that stretch since 1980
an alternate, direct route to Carlsbad in place of I5 traffic
the views
The fact that most of the terrain is kept in its natural environmental setting.
The ocean
Ability to access the beach below the campground
Driving so close to the beach.
That it's raw and untamed
Pretty coastal drive
Scenic views
untouched by commerce
that you can see the water from the road most of the time.
walking along the coast
Can see beach as I bike, walk or drive
Its wildness
How close to the water it is
Picturesque drive.
Accessibility, location adjacent to beach
the ocean views
The beach view from the road.
Free parking
easy access to the beach
Beach
no commercial property (before the new Ponto hotel was built! :(
Parking lot at South Ponto
It is close to the beach

What do you like most about south Carlsbad Boulevard today?

the view when driving
OPEN LAND/UNOBSTRUCTED VIEW OF OCEAN
scenic views
scenery
View
Unobstructed view
the succulents
Easy Coastal access
The scenic view from the car
Beach views
easy to drive through because of minimal traffic
the side walk and green belt area on east side of Carlsbad Blvd.beginning in front of Cape Rey north to Breakwater Rd.
The palm trees
seeing the ocean
Open fields
The beauty of the ocean with unobstructed views as you drive past. It is unlike any other driving areas in Orange County or LA County or even San Diego County. There is never any traffic, except towards Ponto on occasion and you can drive at a good speed to get somewhere while taking in the breathtaking views!!
Coastal ocean views
Ponto beach
Ocean view
the beach access.
The view while driving and going on a coastal cruise.
the ocean view
This survey should be thrown out no matter what the results. If you want a legitimate public survey, execute one that cannot be submitted multiple time be the same person.. This Survey Monkey survey is useless.
Running along the 101
Beautiful natural coastline
Limited development, including no retail zoning
Viewa
Ocean view
Ocean view
Sunday mornings and other low traffic times on the Blvd in a residential community fronting Carlsbad Blvd

What do you like most about south Carlsbad Boulevard today?

Seeing the state camp grounds
The view
Nothing
That it is somewhat bikeable.
Driving by and seeing the view of the ocean.
Generally no buildings on ocean side to block views (restrooms excepted).
Views while driving along it
That you are right next to the ocean
Hasn't changed too much.
The beauty of the drive.
Enjoy the view
It's a nice coastal drive
There are no high-rise buildings
Natural beauty and landscape
No buildings or structures
The view when driving
View of ocean
Preserved coastline
View of ocean as u drive by
Scenic
Driving along the beach
No structures
walking and looking at ocean
Open space
The view of the water and beaches
The view
Walking along the coast
that I can drive right by the beach
It's beautiful.
Being close to the coast
The ride right along the ocean

What do you like most about south Carlsbad Boulevard today?

I like how we can see the ocean with out buildings, it is still natural.
The ocean view
Surrounding Wilderness
the ocean view
The fantastic views
Being able to run near the water
VIEW OF OCEAN FROM 101
The beautiful open, peaceful space
The view
the view
the more natural coastline than most other areas.
open space
Unobstructed coastal views and open feel
that is a beautiful calming drive down the coast.
that we are not like Newport Beach, Huntington or LA
i'd like to know how far inland you'd move them
nice slow pace along the coast
the unobstructed view
It left alone!
Views
that it's on the water
Beautiful Views
The ability to walk along the coast line
Seeing the ocean as you drive by.
that it is left alone
slower traffic speeds
quiet
access to the beach
open space
the sweeping views of the ocean
Open access (except for camp grounds)

What do you like most about south Carlsbad Boulevard today?

the ocean view.
it is not developed and feels more natural and peaceful
Ocean view
The ocean view
that it's not crowded at the turnaround
Open space
the view of the ocean
Southbound, the unobstructed view without cars.
not full of houses
the views of the ocean
Can run without too many stoplights
Bike lane
I like the four lanes (two each direction).
to drive along the ocean instead of using I-5.
beach is beautiful
walking not enjoyable with road next to beach
views of the ocean.
The views
Traffic flows freely without being jammed.
Undeveloped
Vistas of the ocean
It is perfect the way it is.
The Beaches
Open space
Open space
nice view
N/A
opportunity to not turn Carlsbad in to a parking lot
having parking along the beach.
view
the bike paths close to the ocean with scenic views

What do you like most about south Carlsbad Boulevard today?

Free Beach Access
the beautiful view
view of the ocean
Beautiful elevated views
Access to the beach
Viewing the ocean driving the coast to / from downtown Carlsbad
Beach access
Its proximity to the ocean.
That it's untouched
It's openness.
Low pedestrian flow.
Openness - absence of structures (few visual distractions or noise).
The simplicity of nature
nice views
the beautiful views of the ocean
open vistas and space
that there is open space
the ability to access the beach easily
view
World-renowned for beautiful biking. I've been biking this route since the 1980s.
Attractive ocean and landscaped views
The View
Accessible
unobstructed views of the coast/ocean
the way it is.
It's is mostly rural.
Scenic
view of the ocean
I like it as is
the ocean view
The ocean view not blocked by development

What do you like most about south Carlsbad Boulevard today?

Natural Beauty
That it is native landscape
the beauty I seeing while driving along it
that nothing blocks the view of the ocean.
Being close to the ocean to see it while driving
Views
The open space
the scenic drive. Being able to see the ocean.
the beach
it's natural beauty
seeing the beach, surfers, coastline
the view
Biking
the view of the ocean
The ocean view
proximity to beach
being able to drive along the coast
close beach access
The natural environment..no housing except the long time Ponto community that has lived there for years
Views of the ocean
That I can drive along the coast instead of the fwy and enjoy the views
Its essentially undeveloped with no high buildings
The open space, few people, no buildings, few cars.
To bypass highway 5
The ocean
The paving in the village is literally falling apart and you want to spend massive amounts of money on something for the people of south carlsbad once again. nice going.
it the way it is
open coastal view
I like it the way it is.
The view of the ocean
The view of the beach

What do you like most about south Carlsbad Boulevard today?

That it's empty and free of stupid businesses and their owners
ability to run and bike along the coastline
Long stretch of beach
Walking the coastline
Undeveloped
that it runs along the beach
that i can drive and see the coastline
The beauty
The ocean views
The view
Open spaces
that it reminds me how our coastline used to look. Old California.
Open ocean view without buildings
plant life
Easy to get to beach
The amazing ocean views
The open expansive natural topography.
It being undeveloped
to enjoy the scenery of the beach
Nature
running, or cycling along this area.
Right on the coastline...great for beach cruising
To bike
The Beach
It's a beautiful drive
Ocean view
ocean views
The view of the ocean
that it is right on the ocean.
It's untouched by developers
walking along the beach or on 101 where you can see the water.

What do you like most about south Carlsbad Boulevard today?

Beach view
Biking
It's free of parked cars.
views
coastal scenery
That there are no houses on the bluffs
I like South Carlsbad just the way it is! We don't need any changes
Two separated lanes of travel for northbound and southbound traffic
walking on the promenade
being able to see the ocean as I drive on it.
Scenic
That I can see the ocean while driving.
The ocean view !!!
Scenery
that it is undeveloped
how undeveloped it is compared to surroundings
the coastal views
Unobstructed Stunning ocean views
The Ocean
the openness, lack of commercial activity and the unobstructed view.
A View of the ocean.
driving close to the beach
The views.
ocean view
The ocean view
it as it is. Do not change anything
The view of the ocean while driving
There is an open vista to the ocean.
Unobstructed ocean/coastline views
view of the ocean
Biking

What do you like most about south Carlsbad Boulevard today?

Running along the coast
Not overdeveloped
Open space
the views
Areas of no houses between the road and the beach
the view!
some bike lanes
Natural
Scenery
The natural beauty
Open space
That it's not overly busy
Seeing the ocean and state park as I am driving
The great ocean view.
The drive near the ocean
That is completely untouched and natural.
That when I ride my bike, I can see the ocean and there is room for the bikes.
It feels very unique for coastline in Southern California
that there is no commercial/retail development along this stretch of coastline
to drive along the water and look out over the beach and ocean
it looks undeveloped which has appeal in these days
Beautiful drive
The view
Views of the ocean
The view of the ocean
that you can drive right next to the ocean with no man-made interruptions
the ocean view
Unobstructed view of the ocean
scenic views
Open space
it's history, I can walk down it and picture my parents walking the same stretch of coast

What do you like most about south Carlsbad Boulevard today?

Ocean views
open untouched space
Natural bluffs w/no buildings and open space
Nature
The beautiful views
easy access to the ocean for surfing
Ocean view
Its natural beauty
multi lane use
biking
not very dense population
Beach access
Old time feel
Driving along the ocean view.
The view while driving
It allows an alternative to the freeway with ocean views.
driving & seeing the ocean views
How open it is
N/A
Views of the ocean and beaches
the views while driving
recreation
It hasn't changed
Driving next to the ocean
There is limited commercial activity
Natural beauty
the beauty of the coastline/ocean
that there is no development from Avenida Encinas south
access to bicyclists
It is close to the beach
view

What do you like most about south Carlsbad Boulevard today?

Ocean views
How it has a open feel
natural setting
To connect north and south bounds for walking, biking
the ability to see the water as I drive by.
I like the openness, free from development, condensed living.
I don't go there because of the road, there isn't space to do anything
The view
The lack of commercial and residential development
The ocean
The drive along the coast
That its undeveloped and unchanged.
how little development there is on the coastal side.
Views of the beautiful coast
riding my bike along the coast
View of beach
The beauty of if
The ability to drive and see the coast line
There is no commercial bullildings
View of coast.
it the way it is
Scenic drive
The views
Traffic flows well most days
Proximity to the water
the open view and access to the beach.
Seeing the ocean
The views
Unobstructed views of the ocean & coastline
Riding bike along coast
Leave it as it is now.

What do you like most about south Carlsbad Boulevard today?

Beach access
Nice beaches
Cycling. Don't wreck them like encinitas has done.
Lack of development
It feels remote even on busy days.
That there is nothing there
It's not congested
Ability to see the ocean while driving & easily pull over and be at the beach!
Close proximity to the ocean: sound and smell
The scenery
The coast line
It is natural and undeveloped
That there's not a lot of building/structures
It's Natural Beauty
Being able to see the ocean and feel the wind when driving by with my window down, or biking by. To see the ocean!
That I can park along the coast and enjoy the scenery
open space
Ocean views
how unspoiled it is
the view of the ocean as you bike or drive
The views
That it is natural
being able to drive along the coast
access to beach
nice place to drive along the beach
The natural landscaping
Not developed
the fact that it is calm
ocean views
Natural the way it is
Rural feel

What do you like most about south Carlsbad Boulevard today?

South Ponto Beach direct access to sand via car
open feel
I don't have any strong opinions
Exactly the way it is!
that it is secluded (less crowded)
view along the coastline
The view while driving south!
The view
that it's not as congested and commercial as Encinitas
Serenity of the drive versus the I5
the scenic view and the wildness as its current status
The rustic and sparce appearance
The fact that it's right on the edge of the ocean
the beach view
beach walking
Not a lot of traffic
How close it is to the ocean.
beautiful drive
The lack of houses on the beach.
Access to ocean front
the views
driving down highway 101 with the beautiful views of the ocean
The open space view
The View
Coastal Views
The pleasant drive up and down the road.
The view of the beach
I like it the way it is
Being able to drive along the beach with the windows down.
the view
The campstore is an asset to the local community

What do you like most about south Carlsbad Boulevard today?

Walking
The ocean view
Beach access
Ocean view
Not overbuilt with hotels and businesses
Spacious ocean view
The view of the beach!
One can see the ocean
Of course, the ocean view.
the purity with NO development
Surfing
The views
Views of the ocean
That its natural not man made
the view
Driving with excellent visibility of our beaches and the Pacific
I LOVE it the way it is. It's Carlsbad Not Del Mar or East Coast It's casual Carlsbad!
View
The view
Two lanes.
This area because it not developed and the ocean view is not obstructed. However this area does get congested because it is broken up.
No homes west of the 101 PCH
The views of the ocean
Seeing the ocean in the few places wheee you can
public views of the ocean
Just the fact it's on the water.
driving along the coast and seeing the ocean
the view from the road
the view of the ocean
Natural beauty, minimal buildings
Scenic

What do you like most about south Carlsbad Boulevard today?

Open space
The untouched beauty
Bike lanes
The ocean
The well maintained sidewalks.
LEAVE IT ALONE!
THERE ARE TWO FULL VEHICLE LANES IN EACH DIRECTION (caps on purpose) - Do NOT reduce the number of vehicle lanes. ,
Driving to my surf spots
nice scenic alternative to taking the I5
openness
The walk corridor from Harbor Cafe to Tamara Rd.
nice to drive along
Driving by and seeing the ocean
access to the beach
The idea of 60 acres oceanfront property to develop for the enjoyment of the community
I don't have to drive it!
Beach access close to water and no crowding.
The drive
Relative little traffic
No expansion of Palomar Airport
its an excellent drive with ocean view - very peaceful
view of the water
Views of the coast from the coastal-adjacent road
the views
undeveloped by businesses
Ability to see the ocean while driving.
The view
available bike lanes
That it is quiet
Uncongested and beautiful unobstructed views of the ocean
beach views

What do you like most about south Carlsbad Boulevard today?

The beach and public access for surfing and beach going
Ease of getting down the coast with a split highway
Ocean view
Open Beauty views
The ocean view
The ocean view
it's not commercialized
it the way it is. Don't touch it a bit
Natural beauty of coastline & water views
It feels beachy
Scenic
being able to see the ocean
The ocean view
Views of the ocean
the ocean view
the natural state of the beach
that it has that home town feel
Views of ocean
smell of ocean
that it runs along the coast
4 lanes
unique high elevation scenic views of ocean and the natural, semi-undeveloped feel
views
it's openness
IT REMAINS INTACT
Walking
that it is an alternate route from I-5
It's such a beautiful spot
The openness of the ride
The way it is right now
I like the fact that it mostly undeveloped

What do you like most about south Carlsbad Boulevard today?

Easy coastal access
the way it is
Ocean views and beach access.
that it is pretty much natural and untouched.
multi use space for walkers, bikers, strollers and sitting
Views of the water
the natural landscape and native plants
views
The open space
the view
natural look
availability of the beach
The fact there are no buildings
Great view of the Ocean.
two lanes each direction
the view
the lack of development and natural beauty
natural beauty
Absolute beautiful to drive and enjoy
Scenic drive along ocean
traveling along the coast
Views
Being able to choose between walking on a sidewalk or on sand
View of the ocean
amazing views, relaxing
view
the views from hwy 101
How close it is to the water
close to the ocean
Access
It's proximity to the water! Helps surfers gage the waves.

What do you like most about south Carlsbad Boulevard today?

The views
Beautiful Views
Provides an open space break between cities free of commercial activity
There are 2 travel lanes in each direction, not just 1
driving by the coastline
access
the view of the coast
I like the open space and bird nesting areas.
Driving is not choked up by too much bike lane area like areas north and south of the project region.
Great view of the ocean
Biking along the ocean
the view
Coastal access
ease of access to water / beach
the unobstructed drive along the coast
The view
running / jogging
access to the beach
Ocean views
The ease of the drive
Walking and enjoying the view of the ocean.
The ocean view I have while driving on it.
It has more open space than most beach areas
Ocean view
The view
walking on the sidewalk and the view from the car
Its natural beauty
A great place for walking
It's not overdeveloped
The drive near the coast with no obstruction
Easy public access

What do you like most about south Carlsbad Boulevard today?

The easy access to the coast and beaches.
How well kempt it is!
Beautiful views of the Pacific without buildings
Beautiful view
open space
Gets me to my destinations, otherwise no redeeming qualities
openess, nature, less congestion
Ocean view while driving
Driving along the coast looking at the water
Proximity to the coast
Unfettered view of the ocean and sky
Free Parking along CBLVD to access beach
How it currently is
The fact it is not developed
That it's undeveloped
No buildings just natural area
Lack of development
The ocean view
The view of the ocean
The chipmunks
The view
Not developed-Green spaces
The view of the ocean
that it is just a road without masses of people.
The Ocean
Nature tree we trails (no concrete)
Ocean
I like when I go North on it there is almost no traffic.
Riding bikes along the coast
Beaches
Steps to the sand

What do you like most about south Carlsbad Boulevard today?

It is Historic 101 and CA - a last fragment of our past
The beautiful view driving south just as you pass Palomar rd.
Ocean views
Views of the ocean
It's natural and undeveloped
To drive along the coast whilst doing errands, avoiding the ugly freeway.
wide open spaces that aren't built up
unobstructed views
Being able to walk
The environmental openness
it the way it is.
Views
That we can drive along the coast
The natural beauty
The view
Accessibility
Openness
view
no high density
Drinking by the ocean
That it is left open and mostly undeveloped
Seeing the ocean as I'm driving or walking.
scenic drive
Openness
The beauty
untouched natural beauty
It's along the coast
picturesque views
Unobstructed ocean views (no buildings blocking panorama)
Amazing views
The view

What do you like most about south Carlsbad Boulevard today?

not over developed
The view and peaceful openness of the land
Views
the view
The ocean view
The view west and East.
walking on the cement sidewalk
View of the ocean
The expansive open views
The feeling of driving right along the beach.
the view
Opportunity to intensify residential near beach
Ocean
Ocean
The drive
Bike lane
It's original looks and would not change it
It's natural beauty
The views out over the water
That it is the most Spectacular drive in North San Diego County that should never be changed.
Open access to the beach.
The open natural landscape
The iconic drivw
campgrounds
Ocean views
Dip in the Road surf spot
Beach access
The ocean
Beach acces
It is wasted at the moment.
Wide lanes,

What do you like most about south Carlsbad Boulevard today?

Little to no development other than houses
It's intact coastal land.
Open fields
natural beauty of the ocean
Driving along the coast & enjoying the ocean views
Untouched nature
Ocean views
Access to beach
The ocean
That a lot of private houses don't block the ocean
The ocean view
Nice view
The sweeping views of the ocean as one drives along.
the unobstructed view of the coastline.
being able to drive along and view the ocean.
Beautiful drive
Unobstructed Ocean View
the view
View of ocean
Sea view
Beach access
View
That it is not crowded
the view as I cruise down the coast.
Casual, scenic driving
Ocean
Its undeveloped open space feel
View
seeing the ocean
To move 101 east south of palamore
The nature

What do you like most about south Carlsbad Boulevard today?

the unobstructed ocean views.
Ocean views
Untouched
That there are not a lot of people on the beach
for a resident of 17 years, I like it that it's open.
It's one of the only places in Southern California that is just coastline. It's gorgeous. We go for a drive often just to feel like we are away from it all and with the water.
That it's undeveloped
The alternative route to I-5
Driving home along the shore
the lack of over-development
To see empty land and NO houses or malls!
The relaxing view when driving to help decompress.
The open views of the ocean
to run there
The open spaces
Surfing areas and parking nearby.
Ocean views
Open land close to beach
Currently, South Carlsbad Boulevard is purely a road and the space surrounding could be greatly improved
views of ocean
Walking
The views
view of ocean
The fact it is undeveloped
It's open and not tainted
How close it is to the ocean
The natural landscape
The view while driving
Two lanes each way, not congested
oceanside view
You can bike and run because it is wide

What do you like most about south Carlsbad Boulevard today?

Being able to drive right next to the ocean
that you can see the water for most of the route
The view from the road
Scenic drive
View of ocean
Views
No traffic
That its undeveloped and natural
The stretches where you can see the ocean
looking at the natural habitat & wildlife
It's NOT developed
The view of the ocean
The beauty of the ocean
Not
The undeveloped land by ponto beach
seeing the beach activity surfers family bikers
The views of the undeveloped coastline one of the last stretches on undeveloped coast in Southern California
open ocean views
Openness
It has a wild rustic feel
The ocean view
Access to coastal communities to the south
Walking the beach at North Ponto regularly.
Walking by the beach without being the sand
Bike lanes
view of ocean
Running along the Boulevard
it the way it is.
inspirational views
easy access to beaches
The boardwalk that allows us to take walks along the beach

What do you like most about south Carlsbad Boulevard today?

Beach access
Natural beauty, walking paths, beach access
Beach drive from southern cities up to Carlsbad where I live
that I can walk along the cliffs of the ocean
Views
the two lanes running in both directions (4 total)
It carries traffic effectively.
the lack of development
Easy beach access
visiting the Camp Store with family and friends
Bicycling
Open space
The view
that it isn't built up with lots of buildings
That it feels uninhabited
It maintains what little is left of what it was 100 years ago
The unobstructed views of the beach and ocean
Running and biking along the boulevard with a great view of the ocean
Coastal view
viewing the ocean
The view
Watching the sunset
Running
The undeveloped stretches that are left
It's right on the water
That I can see the ocean from it
The open space and natural feeling
Being able to drive southbound along the coast
It's scenic
It's original and has minimal development
That it is right along the coast.

What do you like most about south Carlsbad Boulevard today?

The views
Nature
Views of the ocean
The proximity to the ocean
the wildlife in their natural habitat
It's proximity to the beach - very scenic.
the road parallels the ocean
Views
Nothing because it is too busy
It's scenic
Views of the ocean
The natural beauty
Open view to the beach
Of course..it's beautiful
Cycling
Peaceful drive
beautiful long stretches of beach and ocean
Going to the beach
Views from Terramar south to the north end of the campground.
Morning drive's checking out the surf.
running along the coastline.
View
Open beach
View
The views of the ocean from the road
The uninterrupted access along the beach north to south
Walk
The uninterrupted ocean views
The beauty of the ocean
The tranquility
seeing the beach

What do you like most about south Carlsbad Boulevard today?

People outside walking with their families and dogs
Beach acces
the view of the beach and ocean while driving along Rt 101 (Carlsbad Blvd).
Openess
The views
the view
Driving along miles of unobstructed ocean views
Gorgeous views
Beautiful view and a great way to avoid a crowded 5 South FWY
views of the ocean
The large scale walking views of the Ocean
seeing the ocean
Open space
The beach
Unobstructed Open views of nature
That it is open space and not commercialized
Ability to park near beach without pay prking
Beautiful view
The ocean view
Beauty of seashore
Views of the beach
The beautiful views of the ocean
Beach access and surfing
most beautiful drive in United States as is.
the ocean view
I like driving by and seeing the ocean.
Open access to beach for all (street, cliffs, beach path)
How non-commercial the area is.
that it is relatively undeveloped.
that you can drive that stretch and have lots of unobstructed ocean views
Views

What do you like most about south Carlsbad Boulevard today?

View of the ocean
Beach
The natural beauty, untouched land
Open space
View
Driving along it and having the ocean view
beaches are clean
Natural landscape
Bike ability
The way it is don't mess with it
Right next to the ocean
The South Ponto beaches are beautiful but often crowded in the summer.
Beach access
The beauty of the ocean
Local neighborhood vibe
That I can see the ocean from the road.
The views driving down the coast
To cycle
scenic alternative to freeway
long stretch of open space that allows ocean views while walking, biking driving along coastline
driving south without catching a red light.
the mature palm trees, dont chop them down
Open space
It is open space
viewing the ocean
Access to beach
To see the ocean
The scenic drive
Lack of development
I like that its hanging on to some semblance of a quieter slower time
that this area is wide, open and natural

What do you like most about south Carlsbad Boulevard today?

Easy access to Encinitas
We stop and look at the ocean, no buildings. The view
that it is undeveloped
Open space
The ocean
Beach
Bike lanes
Beach view
Accessibility
Alternative to 5 freeway
The view
open space
that it is not developed and built up
The openness, the feeling of being able to breathe.
Beaches
The ocean views
the open space
Natural vegetation
The shops and beaches that are close to each other.
Views of the ocean
The views of the landscape and ocean
Scenic drive
The views
How close it is to the ocean
how undeveloped it is.
Easy access to the beach
Access to the community coast
Straighter & easier driving than the old route closer to the campgrounds
It allows for some beach access.
Ease of costal access to down town
Extensive coastline views which is not often seen in Southern California.

What do you like most about south Carlsbad Boulevard today?

the view
Ocean views
close to the beach
The view
The beach
it works as a road
The beauty of the nature and left untouched
Raw natural beach
the ocean view.
Ocean view
that whatever you put there would be single story and not the high rises that are ruining our quaint downtown area.
Easy parking and access for surfing
Native plants
Open space
The open spaces
as it is
The natural view
I can enjoy the gorgeous the ocean while driving
The Beaches
Undeveloped sea views
Natural environment
Proximity to coast for ocean views
That it is mostly untouched by greed
The open space
the view
The views of the ocean
The ocean view
IT THE WAY IT IS
Riding along the coast instead of the 5
Close to ocean
beach

What do you like most about south Carlsbad Boulevard today?

Ocean views
The views while riding my bike
That the beaches aren't super crowded
Going to the beach
Natural look without any fencing
The view
Not much
Open view of the coast
The view
Open views of the ocean
Open views - not blocked by multi-story buildings.
walking and biking along the beach
Scenery
Water
Unrestricted views
Open space
open nature
Biking lanes
Riding my bike along it
The ocean views
Beaches - and that they're less crowded than the ones to the north
Beach access
The coastal drive
The view when I drive
proximaty to ocean
OPEN SPACE, being able to see the water while driving
The coastline
The scenery and veiw's
being able to see the ocean when i go for a drive
The coastal view!
Bicycle friendly

What do you like most about south Carlsbad Boulevard today?

It enables me and others to have an alternative to I5 when it is jammed to travel so.
Easy parking
Being able to see the ocean without obstructions such as resorts, condominiums, and homes.
ocean view
Like the ocean view
Walking the coastline and being so close to the sand and see the unobstructed beach
the ocean view
The beauty that I enjoy very time I drive south to Lucatiada.
Nothing about the project
Seeing the ocean
Uncrowded beaches
Convenient
being near the ocean
that there are 2 lanes going south and 2 lanes going north.
View of the ocean
The Bike Lanes. They are continuous and relatively wide in most locations
The non developed open space
its relative underdevelopment
The lack of public access to that stretch of coast
The views
its rustic, natural look.
It's wonderful to drive down and admire the ocean
Beach
Nothing really it's just for cars, it would be much better with actual usable space for kids, bikes, pedestrians
walking path
Proximity to the beach
pristine beach; no development
Good bike route
Seeing the ocean and waves as I drive
it's unspoiled character
that it is undeveloped and allows freedom in what you can do on the land.

What do you like most about south Carlsbad Boulevard today?

Views
That it is quiet
No high density housing leaves the view
Close to beach
That it is natural
views of the ocean
You can drive next the beach
not much traffic / congestion
To drive along southbound Carlsbad Blvd every day and enjoy the view.
Seeing the lagoon and the ocean
Some open spaces
Driving/walking down it
The openness, no buildings/homes to restrict the ocean view
Ocean view drive
The views
Empty of buldings
the way you can see the ocean as you drive.
Underdeveloped
Nothing
Ocean views
Natural landscape
Natural beauty
It not being crowded
Scenic
The views
Easy access to beach with views
Cycling
The ocean view along the route
to see the ocean
short distance to the beach
Don't fuck it up

What do you like most about south Carlsbad Boulevard today?

to walk this stretch of beach
No development and open land
unobstructed ocean views
The beautiful beach and views
Being able to run down the coast
The fact that you can drive along the coast and see the ocean
All the hiking - walking areas
From a motorist perspective, drivability
gathering places
It's not busy like other beaches in San Diego county
The ocean
Safe bike lanes
The view.
View
undeveloped
Being so close to the ocean while driving south
Seeing the ocean when I drive it.
Open spaces
Ocean views
The view and proximity to the ocean
That it is unchanged and in its natural state
The ocean view
ocean view
Natural coastline
Beach
not too much traffic
Driving along the beach
Low traffic
its natural.
...the natural beauty of the coast.
Two lines going each way

What do you like most about south Carlsbad Boulevard today?

Coastline drive along the water
The view of the ocean
Bike lanes
the views of the ocean
Ocean views
The gorgeous scenery.
The undeveloped nature
That its undeveloped
Beaches
Urban trail
the occasional view of the ocean.
The view
Ocean views
You can see the ocean while you drive by.
Beach access
Proximity to coast
Ability to drive slowly down the coast
Natural beauty
Ocean view
To cycle on this road.
The proximity to the ocean
The view of the ocean from the road.
Peaceful driving on it
Easy parking
Limited traffic
That the land is sanctuary to local species botanical acuáticos and birds
That it is undeveloped
It is undeveloped
It's quiet enough for safe biking
The view - but not the noise or traffic
Not much. It's wasted beautiful coastline.

What do you like most about south Carlsbad Boulevard today?

Open and accessible to the ocean
The campgrounds
That traffic moves a bit slower
To see the ocean.
Beach access
Coast views
The open space for all resident or no residents to enjoy
The view
There's effectively never traffic.
Ocean front views
The scenic views
Free parking along the coast
Views of the beach.
Little to no traffic due to having 2 lanes in each direction
open space with no retail
Views
The proximity to the ocean shore
It's beautiful views
ability to bike along the coast
The view
Not crowded
that the beach seems "local" and accessible. I love that I can just pull over to the side and be on the sand
the view of the ocean
None
Open space
No development
The ocean views
Amazing ocean views
The ocean view
Nothing special.
Enjoying th beautiful views as I drive through the area

What do you like most about south Carlsbad Boulevard today?

Scenic
Unspoiled Beauty
Driving by the ocean
it is mostly untouched
The view
The most natural stretch of coastline in north county
Beautiful views
The natural landscapes
Coastal view
View of ocean
bike path
nice drive
Our beach
It is coastal!
that I can enjoy the ocean while driving on it.
Views
Open Space. Not developed.
That it is undeveloped
2 lanes each way
the open vistas
The view of the ocean
Biking
Enjoying the ocean view
Close to beach
Proximity to the coast
SOUTH PONTO BEACH
No changes to the landscape
Unobstructed views
beaches are some what easily accessible
No commercial activity
Open land

What do you like most about south Carlsbad Boulevard today?

Access to the beach
No strips malls or houses
the view
Just the way it is...undeveloped
Open space
The view of the ocean
The view of the coast when driving.
Views of the ocean
Beach access and parking
View
The way it is!!!
cypress trees
The fact that it is by the ocean
The non developed rustic look.
the open spaces
the natural beauty
It's a beautiful scenic Drive
Seeing the ocean!
To use it as an alternate to I-5
The openness and view of the ocean
On my bike, and in the car, the close proximity to the beach.
Driving along the coast
Being able to drive so close to the ocean and park there
You can see the water and views from the road.
Positive energy, green vegetation
The ocean view
view of the ocean
Access to beach
openness
Great views
Two lanes each way

What do you like most about south Carlsbad Boulevard today?

It's beautiful views
The open walking areas
Seeing the ocean
Easy north south route
I love driving by the ocean ...taking in the view
Ocean views
The lack of total development
Location
I love the open view of the ocean.
nothing
Ocean. views
Driving along the beach.
Minimal coastal development
The cleanliness and the fresh beach air with great views of the ocean.
Access to the beach
Water beauty
no development
Being close to the ocean as you drive along
The coastal view
Bike lanes
Beaches
the unobstructed view of the the ocean from the road
The scenic ocean views
Seeing the water when I'm sitting in traffic
Ample open space
Unlike most areas, it's primitive.
Beach access
Being able to pull over and look at the ocean
Walking paths
Wide bike lane
Beach access/parking

What do you like most about south Carlsbad Boulevard today?

A cessibility
Wilderness
The ocean view
undeveloped land along the coast
Not commercialized
The parking
The view
natural beauty
Beautiful view
The icean views
Seeing the beautiful ocean as we drive along Carlsbad Boulevard
The view
You can see the ocean
driving close to the water..it's as close to being on it as you can get...like back on the East Coast
Boardwalk
easy access for beach parking
thé unobstructed view of the ocean
natural beauty
The beach access for surfing.
The view
ocean view
The views
Ruggedness/ no hotels
The open space on the beach and the bluff
Bike lanes
the ease of beach access
The view
Alternate route
Riding bikes
The openness and direct access and view of the ocean
The view

What do you like most about south Carlsbad Boulevard today?

It isn't full of parking lots
Park
that it is untouched
Surfing
Ocean views
Natural vegetation not grass
that the drive is open, rustic and not too crowded
The views
It's natural appearance
Beach
The way it is - less congestion
Open space
that you can see the ocean when drivng down the coast.
great views of the coast
Trees
I like the lack of buildings.
that it's a great scenic drive
The drive along the coast
Dining
The way it is now
Views
The natural habitat
Nature
beach access with parking
The scenic drive
The wide bike lanes
That it's cycle friendly
Smooth transition
walking/jogging through the camp ground.
The ocean view
The beautiful unobstructed scenery

What do you like most about south Carlsbad Boulevard today?

Views of the ocean.
The pure natural beauty
Open area compared to Leucadia and Encinitas where everything is forced to fit
View of the ocean
Shops, restaurants
Views of the coast while driving home
View
To see the ocean
Walking by the beach
the ocean view
Ocean view
That it is left alone
The view of the beach in certain sections
The natural beauty
The views
Beach access
Camping
Beautiful beaches easily accessed with without paying for parking.
being able to do long runs
That it is partially untouched.
Ocean view unobstructed
The view of the ocean
View
Beach
Seems like dead space with limited beach access
the view
Accessible
The view
Beach access
No current major developments
Easy beach access

What do you like most about south Carlsbad Boulevard today?

How untouched the coast of Carlsbad looks.
View
No interrupted views
The ability to slowly drive along the ocean
Proximity to beach
That I can drive along the coast.
The ability to drive down S. Carlsbad Blvd. and enjoy the ocean
Nothing much
The view of the ocean
view of the ocean
It exactly how it is.
The last un touched section of 101 in North County
Seeing the open land and ocean - raises my spirits every time I see.
Ocean
beach
it gets me to the beach
Biking along it as part of a longer coastal ride.
It the way it is
The views of the ocean
It's a beautiful stretch of land with limited access to great surf spots
The way it is
Seeing the ocean and coast
open space
That is still a small stretch of the coast that doesn't have anything on it but a road . Nothing blocking the beauty of nature. Don't build on it . This will cause more traffic in that area that the roads aren't able to handle even now.
Being able to drive along the coast in my vehicle.
Beach
that it feels less developed than other stretches of the 101
It feels open and uncluttered
the way is it currently. Natural and reminder of days gone by.
Views

What do you like most about south Carlsbad Boulevard today?

the pristine beauty of an untouched shoreline.
It's quaint beach town, not part of the Orange County urban sprawl.
Free parking next to beach
That it has been mostly unchanged
That is natural and raw
ocean view
Views
That their aren't many homes or condos along the cliffs
natural areas with native plants and wildlife
Being able to drive along the coast slowly
it being a N/S alternative to I-5
No retail
The lack of businesses.
That it's largely undeveloped
To see it left alone !
I love the open green space for walking and running
the natural undeveloped land surrounding the road.
The natural coastal habitat and the flora and fauna that frequent the area
The view
that I can drive along the Boulevard and see the ocean at various spots along the way.
The natural coastline
that it's close to the beach
Natural native plants
The way it is now, unchanged, unpolished
Walking
Scenery
Keep it natural.. no buildings of any kind
that it feels untouched and natural
The open space between the north- and south-bound lanes of Carlsbad Blvd
The close proximity to the coastline.
The coastline as is

What do you like most about south Carlsbad Boulevard today?

Seeing the ocean
Openess
Its natural setting
It still feels a little wild
Walking along the ocean front.
LOVE the feel of Ponto Beach and being able to still park on the sand. It's priceless!!
Natural
I like it the way it is
the view
Scenic view while driving to local businesses
I like the fact that we are a unique stretch of coastline in S Cal that 1,000's of people enjoy driving and using everyday
The breathtaking views, the nature
Not too heavily traveled.
easy access to the beach, by car
Free parking access to the beach
It has a great view
View of the ocean from bike or car
The view
The view
free parking
It's not developed
The fact it is old school carlsbad.
Unobstructed ocean views from the Coast Hwy
The proximity to the beach
How close you can walk or ride your bike to the coastline with no danger from cars pulling in and out.
I like to drive along the ocean to decompress on the way home.
Being able to see the NATURAL BEAUTY of the coastline. The native plants
Close to the beach
Legacy
Seeing the beautiful coastline
Walking and running along the beach

What do you like most about south Carlsbad Boulevard today?

Views
Location
The beautiful coastline views!
The way it is now!
The open space
It's untouched
Unobstructed views
Seeing the ocean
The ocean views while driving, walking, and running.
the rich unspoiled history
The view of the ocean
Coastal view
It's ocean views
The boardwalk
amazing beach views while driving along the coastal bluffs
It's not overdeveloped
Last chunk of wild and free space
The open view
How it's empty
Open ocean views
Close to ocean
I love driving along the coast
That you can drive right along the water
Low traffic
Walking along the coast and seeing the water.
Being able to get around heavy traffic on I-5 during commute times
Driving down the coast
The natural beauty
The empty coastline
The view
The way it is now. Land this is like heroin to developers and politicians

What do you like most about south Carlsbad Boulevard today?

Edgar up here and it's ridiculous that they're trying to upgrade Carlsbad into thinking that they're Newport Beach.
That it's not crowded
The ocean view
The natural beauty
Easy access to the beach
Unobstructed views of the ocean as you drive by
The unobstructed elevated view of the ocean
The open space
You can see the ocean.
Local feel
The scenery
Beach
Calming driving zone
Beautiful Drive with less traffic
Close to the coast
the natural beauty
it the way it is
the untouched natural landscape
Views
Not alot of development
Beach access
Bike lane
Open space, view of the ocean
Océan views
No development
That I can see the coast and it is unobstructed views
Scenery
Unobstructed Ocean View
That it is open to cars, bikes and pedestrians!
the view of the drive is postcard perfect
natural beauty

What do you like most about south Carlsbad Boulevard today?

How the coastline still looks the way it looked 200 years ago.
remembering how nice old road was
It's natural beauty
the views
It just like it is !!!!
Beach front parking
View
That is is natural and untouched
The view of the coastline
great idea
Seeing the beach and ocean from my bicycle.
Lack of commercial development
flying gliders at the historic Dave's Beach
the openness and space
that it's not developed
The lack of developed area
unobstructed view west
the view
The views
The view
That it's rural and not developed
The open space
that there are no large buildings
Car drive by the coastline
It's one of the last untouched stretches of 101 left in Southern California
It hasn't changed in many years
The view
view of the beach
The natural beauty!
ocean views
unobstructed ocean view from vehicles

What do you like most about south Carlsbad Boulevard today?

It is open and not congested
Not a lot of development
Scenery
That it has remained the same as it was when i started surfing there in 1979
Everything the way it is
The natural look
it the way it is.
That it is simple
Scenic drive
It's beautiful
The undeveloped nature.
to park at the dirt lot just south of the Palomar Airport Road exchange and watch the ocean with my kids
Beautiful coastline views
Natural beauty
Not having development like hotels and office buildings
The natural undeveloped feel of it.
The view
That its barely developed at the southern end
The way it is now
The wild natural-ness
The views
No homes
beach access
View of the ocean
ocean views
It is drain to adequately handle the volume pedestrian, bicycle and vehicle traffic that utilizes on a daily a year round basis.
The parts that make it easily accessible to walking, running, biking, etc and enjoying the natural beauty
The natural vegetation
being able to park along the coast for free
view of the ocean
The open area

What do you like most about south Carlsbad Boulevard today?

Unspoiled nature
natural untouched space
Natural Land
Looking at the ocean as I drive south
beach
The setback area with the sidewalk from the Hilton Hotel north to and beyond Poinsettia Lane.
The natural beauty
views of the ocean
ITS EMPTY OF CRAPPY BUILDINGS
the views
It's my home
I like the ocean view. Linear park makes NO sense.
the beach area for surfing and recreating.
The unobstructed view as I drive, walk, ride bike by
I Love that the ocean view is NOT blocked by any structures
Unobstructed view if the ocean
I like the view.
ocean views
the preserved natural feel.
Parking access to walk coastline
continues what Encinitas has done with coast highway and will provide continuity
The views of the ocean
The view
beautiful ocean views
No houses or hotels
Natural beauty
that it reminds me of how most of Carlsbad Blvd used to be.
The undeveloped stretch that you are talking about developing
Driving along the coast with views of the ocean
Beautiful, unobstructed ocean views
The area is natural and not developed

What do you like most about south Carlsbad Boulevard today?

the beach
The views
One of the most scenic views from the Hwy. please no development there.
That it's untouched.
That it isnt developed and untouched
Open space - less building and concrete
Open space
it's perfect the way it is now
The way it is.
The close, beautiful ocean views!
Driving by the ocean and seeing the views.
I think that i like it as it is
Openness
straight route from la costa to village
S. Carlsbad Boulevard is beautiful open space.
The natural beauty
Native plants
natural land
The way it is untouched by developers!
Natural beauty.
Views
Green spaces
The views
to walk
the unobstructed view
two lanes of traffic in each direction
I like it staying as natural as possible.
the beauty of the untouched landscape
The openness and lack of commercialized properties and buildings.
It's a beautiful place to ride a bike along the coast
The way it is.

What do you like most about south Carlsbad Boulevard today?

the way it is
Ocean views
The openness with keeping natural space
Driving through a scenic open space, much like it has been for weveral years.
I like the open area. Please do not build anything there
Open space
The ocean view
that most of it is in public ownership
My husband and I love driving along the coast and watching the waves hit the shores.
that it is close to the ocean and I can see the ocean as i drive and enjoy it
The beautiful view of the ocean
Scenic drive
Coffee shops
That is not as cluttered and busy as the other coastal cities
I can drive and look at the ocean.
walkways and grass for walking dogs and people
The ocean view
the ocean view
views of ocean
Sand
Unimpeded views of the beach/water/coast
views
The natural beauty
It doesn't look commercial.
the trails
Ocean views obviously
Driving on it
ocean views
The expansive ocean views
Open space
The open space

What do you like most about south Carlsbad Boulevard today?

Coastal access
the natural beauty driving along that stretch.
Creating parkland
Ocean views
Natural open space
the views
The fact that it stays pretty clean
ocean and lagoon view.
It is natural and shows the actual coast
Natural landscape
there's no shopping centers, gas stations, fast food stores
Feels less crowded than other areas near the beach
That it is natural and open
Not crowded
The ocean view and the ability to drive along side it. AND the ability to walk and easily access that stretch of coastline
To be able to drive along the coastline
the beauty!
beautiful
You can visibly view the coast while driving (no homes obstructing view)
Nothing
Open spaces
Lack of development
natural beauty
It the way it is.
That it remains natural
That there is 2 lanes of traffic each way
Leaving it just the way it is
The open space
Unobstructed ocean view
Lack of development
it the way it is

What do you like most about south Carlsbad Boulevard today?

seeing the ocean as I drive by
Nice ocean views when driving/riding past.
the natural (mostly) untouched nature.
The natural vegetation
the ocean view
Ocean views
that it's a good way to go south when the freeway is crowded
Little to no commercial or residential development.
Open feel
Undeveloped land
Parking- there is plenty of it and does not have hourly limits
open coastal feeling
The view of the ocean
the ease of coastal access
South Ponto Beach
Open ocean views
Open with no development.
No shopping centers
views of the ocean
free flow of traffic
that its natural and beautiful
Ocean views
Areas for public use like the walking trails.
Beach
it exactly the way it is, do not ruin it.
Views
that there are multiple lanes to move the traffic flow
Being able to drive within view of the ocean
The natural look and open space
to leave it alone and no more development
Plants

What do you like most about south Carlsbad Boulevard today?

Open space
An alternative to the freeway
I like the views of the ocean
the view of the ocean, incredible
the view
like that it has not changed and modernized
View
The pristine coastline
emptiness
2 lanes on each side that allow for both car and bicycle traffic
The ocean view
Beauty
I love flying Radio Control gliders along the ocean bluff. These are NOT Drones. Gliders are made with foam and balsa wood, have no motors, no cameras and make no sound. Gliders use the sea breeze to float in the air like birds as we glide along the hill. We have been flying safely at this location for 40+ years. Please continue to allow Gliders to be able to fly. I would fully support a rule that clearly states only RC Gliders with no motors are allowed.
Natural
Untouched
Coastal view of ocean while driving or walking.
The abundant parking on the coast
The beach
it still has some stretches of undeveloped open land, and great ocean views.
Parking at turnarounds for the view.
The way it is
It's NOT developed
Natural coastal landscape
that it is natural and scenic.
View of the coastline
Walking path along the beach
the easy flow of traffic
Ocean view
The ocean

What do you like most about south Carlsbad Boulevard today?

It's natural setting
That it's a beautiful scenic drive without much traffic
The scenic drive
The beautiful view of the ocean.
I can see the ocean
Not over built
beach view
The natural beauty of the space.
The campground
SEEING and HEARING the ocean.
It's natural state with lagoon and no added development
Views
I would like to see it moving inland
Close proximity to the beach
The beautiful open scenery.
bike lanes
the scenery, the smell and sound of the ocean
I like the existing drive now. Other than the campground, we have great views of the ocean. It seems that the community of Carlsbad loves the way it is now, take note to the amount of people jogging biking hiking and parking next to the ocean cliffs.
No hotels, condos, etc. on shoreline.
Ocean view
It's along the coast, close to the ocean.
It's open spaces
Natural wildness
The ocean view
open space
Being able to have unobstructed views.
I like that it is wild and undeveloped
It's natural beauty
Coastal view
Alternative access vs. I-5

What do you like most about south Carlsbad Boulevard today?

Sea wall and boardwalk
Open space beautiful views
Openess
Views
The natural beauty of the coastline
Ocean view
That it looks the same as it did 30 years ago.
Beautiful clear view of the ocean
Raw and natural
Wide open beach walking and recreating.
No buildings
The natural open space
Free parking
Exactly as it is!!!
Seeing the natural plants on one side and ocean on the other side, while driving.
The natural beauty
The view
I like how undeveloped it is and hope it stays that way
The view
unrestricted movement of ocean breezes
The scenic route
The open beach areas
Rugged coastline.
less traffic
It is right next to the water with ocean on one side and lagoon on the other.
I like the unobstructed access to the bluff's edge.
The way it is. Leave it alone. I live here and the traffic and the bikers are horrible enough, if you do what you're proposing to do you're just going to make a living here more hell for us
The ocean view
The view of the ocean
The view of the ocean
nice view when driving south

What do you like most about south Carlsbad Boulevard today?

The way it is
hardly any traffic
The view
Not too many stoplights
Bike paths
Ocean viw
It's natural look.
Riding my bike along this stretch of highway
The natural beauty of it, I ride my bike on that area of the coast at least 3 days a week.
The open ocean
Beautiful,
that it is Natural!
The Ocean View
The ride and views
Scenic vistas
The view
that it is not too developed
Ocean views
The beautiful scenery
the open space
The ocean view
seeing the ocean
The view
the view of the ocean
ocean views
The beauty of unobstructed coastline and not having shops, restaurants or homes on that stretch of land.
the open space
the way it is right now.
undeveloped cliffs
walking
that for the most part it's undeveloped

What do you like most about south Carlsbad Boulevard today?

Grass
That it is not developed
Natural state
Nature
no commercial use
The view of the ocean
the separated nature of the road (small number of driveways that would cause more congestion)
Seeing the ocean as I drive
It's almost unspoiled beauty
seeing the ocean!
It just the way it is. It's natural and beautiful.
less traffic than I-5
Its easy access for beachlovers
Beaches
natural untouched beauty
The way it is
Beautiful
Ocean views while walking, biking or driving
The view
close to beach
Nothing
Open space
beautiful ocean scene
The untouched beauty
Natural beauty
That it's not over developed
The beautiful natural coastline
THAT BEAUTIFUL STRETCH OF LAND EXACTLY THE WAY IT IS!
its natural beauty
the natural beauty
The untouched, natural beauty of the entire area.

What do you like most about south Carlsbad Boulevard today?

It just the way it is.
Expansive non obstructed views
that you can see the ocean...sort of
Views
Natural setting
Ocean views
No buildings
The pristine (undeveloped) condition of the area.
Unobstructed view
accessibility and proximity to beaches
That it's not developed
The openness
the natural beauty
The natural environment
Keep it the way it current is. There are few other places where you can ride you bicycle or drive you car and be less than 50 feet from breaking waves. Please do not take that away from us.
Openness
Views
view
It's untouched natural beauty
it like it is leave it alone
Views of the ocean as you drive
That it is undeveloped
Dedicated bike path (paved) with a walking running path along side
It to be left alone
Looking at the ocean
Beautiful views
easy connection to local businesses and the Interstate 5
That it's undeveloped
The natural scenery
The beach
The view driving southbound as the vista opens up

What do you like most about south Carlsbad Boulevard today?

Driving along the waterfront
Exactly as it is
scenic drive
The open space
Driving along the coast
The beauty of the remaining open space
How wide it is
That is gets cleaned regular;y
That space is free of development and is unspoiled open space.
seeing the ocean
The views of the ocean
How quiet it is
the open road
the scenery is so beautiful.
the views
Nothing
Bike lane
Parking for the beach
Driving during pre-sunset
View
Driving there is beautiful, enchanting
I like how it is all natural and untouched and undeveloped land
Open space
It's perfect don't touch it.
...the mostly uninterrupted views of the ocean
view from the street
The natural beauty and zen Atmosphere
natural landscapes
Walking unobstructed if possible
views of the ocean
Good bike lanes

What do you like most about south Carlsbad Boulevard today?

Beautiful bluffs and beaches!
That it is natural and untouched
The natural open look of it.
The speed limit kept low
Views from the road
Wide open spaced roadway
Beachy feel
It isn't Overlay congested
the views
Lack of commercial development
view as you drive
The view and smell of the ocean
it's natural and doesn't need redeveloping
Beach
The views
The views of the beach.
Views of ocean
ocean views
The obstructed view of the ocean and the coast.
Beach
Optimal access to the beach
to watch the shore
Coastal
that you can see the ocean when driving along it
Little or no houses or structures on the west hand side of the road
Ocean views
Running
ocean views
beach, water visibility
the beach
Ease of traffic flow

What do you like most about south Carlsbad Boulevard today?

openness
Raw natural space
the open spaces and free parking
Natural
the views
I like the sidewalks
The natural beauty
Its closeness to the coast so you can make a quick stop to enjoy it.
seeing the ocean!
to bike along the road and enjoy the views
it how it is now.
It's natural
ocean view
its mostly natural
That we have a beautiful side walk to use for everybody.
The openness
It's natural state
Scenic drive with parking for beach access
a scenic north south driving alternative over el camino real or I-5, when heading to shopping centers or medical appointments
Views of ocean
The ocean views from the bluffs
Undeveloped
That it is untouched
That there are no buildings.
Beautiful stretch of road
Natural landscape
My disabled husband can sit in car overlooking the ocean and watch pelicans.
it generously provides wide bike lanes with buffers
Free Access to beach
view of the ocean
Proximity to beaches

What do you like most about south Carlsbad Boulevard today?

ocean views
The view of the ocean
the view
Access to ocean
access to the bluffs north of Cannon
Coastal views while driving
Not too much traffic
seeing the ocean
Ponto beach access
The nature
Unimpeded views
the view
That untouched median just as it is
the open space and views
Ocean views
easy access to beach for residents
The views
Beautiful and natural
The view of the Ocean
The unobstructed views
proximity to ocean
South Carlsnad has seen no improvements
natural beauty
walkability
Open space
The Landscaping
That it's isolated and difficult to get to, which makes the beaches pristine and beautiful.
The walkway
the flow of traffic
Simple
The ocean views

What do you like most about south Carlsbad Boulevard today?

the feeling of a natural beach environment
The open feeling of the road
open space
Seeing the ocean & the coastline
thats its undeveloped
It's kept clean
the ocean view
I like that there is no parking along most of this stretch
It's convenient to where I reside
signal and crosswalk at Solamar
the open land
Beautiful views
Walking along the sea wall and being able to hear, smell and see the waves.
the beach/ocean/green bluffs views
slow speed limit.
Openness
The view of course....
I love the dip as an avid cyclist. However I understand the need to move the road. I would encourage the consideration of safe bike lanes being added to the new plan.
being able to run along the shoulder far from the traffic lanes
views
unobstructed access to the beach
the views of the ocean
the walkway
natural, untouched
ocean view
It's not overcrowded
The ocean view.
The drive along the coastline
view of ocean
Cliffs
Clean

What do you like most about south Carlsbad Boulevard today?

the natural environment
relatively natural landscape
Beach access
It is a beautiful drive where we can see the beautiful beaches of Carlsbad.
Pristine, undeveloped
The ocean view
Remains undeveloped with commercial and residential structures.
the beach view
the open space
A decent amount of beach parking
open space, views of the ocean
sand volleyball courts at south ponto beach
Keep it in its natural state! Do not change from current.
The beautiful view
the ocean views
Walk path
view of the ocean
Natural beauty
You can see the ocean
open space
Openness...Peaceful Feeling...Unpretentious Feeling
Driving close to the water
It's natural landscape
access to beaches
Walking the beach
the view of the ocean
The ocean view.
Open natural space
the view of the ocean.
the views of the ocean
Close to ocean when driving feels uncluttered

What do you like most about south Carlsbad Boulevard today?

views
walking it
View of the ocean
View from Palamar Airport Road south
the views
Creates much needed space along the beach
riding my bike down the coast and looking at our beautiful ocean
View of ocean
the ocean view
walking and biking on the sidewalk
bike lane
views to the ocean
Ocean view
wide bike lanes
Moving the southbound lanes away from the beach
driving along the coastal open space
That it is open space
The natural habitats
The open space and views
it's a calmer alternative to I-5
The open coastline
Open space
the view
Views of the ocean.
The open space of the area
That there are no homes on the west side of PCH
lack of comercial development
the fabulous view.
Views of the ocean and access to the beach.
Free of structures
It is untouched

What do you like most about south Carlsbad Boulevard today?

Beach and ocean views
The view
Restaurants with ocean view besides Viggulucis
that its undeveloped
Undeveloped
The greenery
I prefer it be more like a country road, not a main highway
Low traffic
view of beach
Bike lanes
View
Open space
walking with the ocean view
Ocean view
The beaches
limited development
It is not commercialized
The scenic drive along the coast
to drive along the road and see the ocean.
The landscaping
view of coast
being adjacent to the ocean
the view
More parking spaces to access beach. There is not enough.
Unobstructed view of the water
Not much except ocean view
Coastal views
Low impact to area
It offers a opportunity to be transformed into a outdoor open area for all to enjoy
Views of ocean
view of ocean

What do you like most about south Carlsbad Boulevard today?

The open feeling.
Views
That it has been over developed.
open space no shops past walnut
Leisurely drive by the ocean
It's a beautiful drive.
Some beach parking
Seeing the ocean
Convenient
Taking a beach drive so close to the beach.
Viewing areas
it's natural beach and coast line.
It remains the same as it has
Open Spaces
It is untouched
Ocean views
Views of the ocean
unobstructed views
Ocean views
It's quiet
Views of the ocean
Walking
The small town feel
to cycle that route
open land
Natural feel
The view
The sidewalk
ocean views
Driving along the beach
Proximity to the ocean.

What do you like most about south Carlsbad Boulevard today?

It's iconic and preserved from the past
The beach is preserved
that the lanes are separated
The drive along the water
The views
Ocean views
Bike lanes
Undeveloped beauty
Relatively undeveloped, serene coastal views.
The view of the coast, of course
park use with BBQs, picnic tables, shade coversrestrooms
That it is undeveloped
The views
That it is an original highway 101 coastline
Leave it as it is.
Views
The views overlooking the sea
The views when driving or biking
Nature
Seeing the ocean up close
clean sand
the beautiful views of our coastline while driving to and from the village.
The God made natural glory that we now have that to enjoy as it is.
Beaches
..the drive next to the ocean.
Precisely that it is undeveloped nature. Please leave it this way!
It's largely wild and undeveloped, unlike all the rest of the coast!
Feeling of openness, natural landscapes
it just the way it is!
Beautiful views of the ocean
Beauty

What do you like most about south Carlsbad Boulevard today?

The view
The views
Nature
Not developed
Natural feel
unimpeded views of the ocean
The view
The openness
Open space...unique to SoCal coast
Natural beauty
Scenic
How nice it is to be able to drive that section of it so peacefully and without a lot of traffic. It definitely needs to be kept at 4 lanes total, 2 lanes on each direction is required. Your picture shows only one lane in each direction for the revised area, that would be a disaster! People driving and gawking at the ocean would really slow up traffic and create a dangerous situation. You need 2 lanes in each direction!
Ocean views
The closeness to the beach
The beach
That I can be close to the ocean while biking and running along the coast
Nothing
views of the ocean
Sprawling ocean views
Ocean views
bike lanes
It's close to the beach
beach view
Traffic in parking off through there so bad on a daily basis I don't know what could be put there without stressing the road out even more!
Openness
walking the beach in that area.
View of the ocean
How so many people do enjoy it
The ocean views

What do you like most about south Carlsbad Boulevard today?

Ocean views
Close ocean view
Walking on the sidewalk above the beach
Ocean view
Undeveloped areas
the unabstracted view
Scenic Ocean Views
The open vistas to watch sunsets
that there is some natural plants that have not been replaced with building. Nice to be able to see some greenery. and not cement.
Beachside parks, paths, lagoons.
It provides a pretty ocean view driving either way
The view
Views
unobstructed ocean vistas
Ocean view and air
It's untouched
Seeing the ocean
The open space
Not many buildings
Riding my bike all the way to la jolla
ocean view
Walk along the beach
The view of the ocean
Nothing to like
The views
That you can see the beach
Being able to see the ocean
It feels open
Ocean views
the views
The beauty of ocean as you drive south.

What do you like most about south Carlsbad Boulevard today?

the ocean view as I drive/bike
Open natural space
Being able to park at the beach off La Costa Avenue for beach walks
That it has stayed the same for years
driving along the Coast with open space adjacent.
Cliff overlook
open, sunny area
LEAVE IT ALONE !!!
To walk with my dog
views
Scenic Ocean Views
The ocean view
Seeing the ocean
the views
Easy to drive down
The gorgeous ocean view drive
the great ocean view when driving down the PCH
The view of the ocean
Biking
The views over and up the coast line
Beauty of limited buildings, coastal feel
That is not crowded
The ocean
Views to the lagoon and beaches
The View
The views as I drive
Ocean views
the view
That it is a good route when traffic on the already congested I-5
Not much really
the unobstructed view from the roadway

What do you like most about south Carlsbad Boulevard today?

the open space
Open area
The openness to see the ocean as we drive
Land without buildings on it.
the ocean view
Coastline
Open space
bike lanes
Divided roadway
Natural
It feels calm and uncluttered (for the most part)
Access to the Beach
Beautiful ocean view
Walking trails
Scenic
Views
It's picturesque and provides an unobstructed view of the ocean
View.
The openness
Beach volleyball courts
The untouched coastline
That it's natural
Continuation of current Boardwalk
When The 5 freeway is so congested you can barely move, Carlsbad Blvd allows more movement. Taking that away would cause major problems for commuters.
Views
The scenic drive
It's not covered with houses, shops
Open space
I love the side walk by the beach. People can go for walk, jog. Etc
I like that the biking is far safer in Carlsbad than in Encinitas?
The open, unimpeded, relaxing view of the ocean.

What do you like most about south Carlsbad Boulevard today?

Ocean view
The scenic route
Ability to camp
Driving alongside the beach and being able to look out at the waves
the view
The view as I drive or walk through area
Free parking
The openness. Not the cramped, crowded feel to the north and south of this section.
Views
View
it's natural, not developed!
The ocean views!
To walk, run and ride my bike
ocean views
The ocean view
its natural plants and terrain
The ocean view while driving
No buildings.
The ocean views
Natural
the walkway along the coast
the PURE LACK of development
view of water
That it is natural
Park
Natural feeling
The open space
The ocean views
View on the drive
View of ocean
The view

What do you like most about south Carlsbad Boulevard today?

Nice views
The park near the traffic circle
The open space
the open space and trees
beach access
Easy beachside parking
Good views of the beach
view
Park / Playground
Ocean views
That there isn't heavy traffic
It's the heart beat of our city
Seeing the surfers
The current status of Carlsbad Bulevard
the view.
The access to the ocean for nearby homeowners
That it stays where it is. I don't want any changes.
it's beauty
The cliffs are untouched and it is not built up
the coast-side sidewalk areas
the beauty of the bluff
Coastal views
It is free from commercial/retail vendors
Absence of retail
Open space with no buildings
low traffic
walking the beach
The beautiful view as I drive down the road.
The campground
The views.
Ocean view, tranquil area, no hotels or condos.

What do you like most about south Carlsbad Boulevard today?

Coastal access
Ability to move quickly through the stretch to get to the village
The view of the ocean
Road Bike lanes
Undeveloped coastline without a lot of commercial businesses along it
That there's more open space.
Benches scattered along ocean for sitting for All ages
You can see the ocean as you drive along.
Coastal views
The spectacular view.
Campgrounds
The beauty of the ocean being right there.
View of Ocean
Exactly how it is
too many cars backing up
how wide it is, which makes me feel safe to ride my bike
I like it just the way it is
That it's untouched and has open land
Beach and water views
access to beaches
View
The view
The way it is now, in a more natural state than what you are proposing.
I like to get off the I-5 freeway and drive along the coast. It is very beautiful natural look.
That it's wide open and natural
The openness of the land and the ocean view from Carlsbad Blvd
Easy 2 lane driving to enjoy the view
I like that the north and south traffic is separated by a median.
That traffic flows freely and is 2 lanes in each direction
having a physical/sensory connection with the ocean.
To see the ocean and not have to look for a glimpse through the houses

What do you like most about south Carlsbad Boulevard today?

that you haven't ruined it like the rest of carlsbad
that a lot of it is undeveloped and open
Not a lot of lights
The view
views of ocean while walking/driving
borders the ocean for lovely views
ocean views
view of the beach
Views
it is one of the few areas where you can drive and watch the ocean
Coastal views
open feeling
views of the ocean
It's by the beach.
how it is
Proximity to the ocean
openness
Seeing the ocean as I drive it.
views
the views
The rustic feel along the ocean. Having no sidewalks to attract more people to the coast.
Just experiencing the waves and walking the beach
It's peaceful
The spectacular views
the view
views
Ocean views
Proximity to the Ocean and the scenic views
The lack of structures built between the road and beach
View of ocean
View

What do you like most about south Carlsbad Boulevard today?

It is wide open
Access to north ponto beach
The sweeping ocean views
The ocean view
It just the way it is
The views
the sweeping views of the coastline.
The beautiful views on the drive heading south from Carlsbad to Encinitas
That is there's little to no traffic along that route
scenic
Option in lieu of 5 freeway traffic to get home
well maintained
to bike along the beach.
The Views
Views
The view of coast and less buildings
Convenient access to the beach
The ocean
Convient to get to other areas easily.
Coastal drive, I can see ocean from it.
being able to view the ocean.
The beach
sandy beaches
being able to drive along that section of the road and be so close to the surf
View
Bike lanes
Decent amount of free parking
It's an alternative to the freeway.
The plants and trees in the median
The wide open natural space
free parking

What do you like most about south Carlsbad Boulevard today?

The view
The wide medians! Breaks up the lanes of traffic
Views of the ocean
The coast views
Beach access
Unobstructed ocean views
The view!!!!
relatively low density structures
The beaches
ocean views
Views
open space without shops and more eateries
Views to the beach and ocean
That it serves as an alternate to I-5 for cars
Pretty View of beach
Ease of travel
Unique to the coast of CA
The ocean views
the view from the road
Feels open, not built and not overbuilt
The view
Walking
the beautiful view
The view
the idea that it can be transformed in this way
View of the ocean
Traffic moves fast
It's scenic
that it's near the ocean
Proximity to the water
Views

What do you like most about south Carlsbad Boulevard today?

The view
There are few businesses other than off Palomar airport road
views of the ocean
the views of the ocean
The ocean view
Nice views
The smooth flow of Traffic
to drive slowly down the coast southbound taking in limited periodic views of the ocean.
an alternative route to I-5 that is beautiful and scenic
Views of the ocean
Open space
The view
that's it's open and unpopulated
Ocean view
Ocean views
the views of the coast line
The safe and easy drive with the existing lanes
Ocean View
The ocean view
open to pets and cyclists
Natural open space with some parking with beach view.
Sweeping ocean views
not too many businesses taking away from scenery
the ocean view
It has two lanes each way
Not busy beaches
walkability
Fresh air
the view
access to beach
walking along the sea wall.

What do you like most about south Carlsbad Boulevard today?

How little parking there is, so the beaches are more relaxed
That it provides space and not more buildings
It's near the ocean.
Walking paths
Undeveloped feel
watching wildlife
the view
Undeveloped Baja-like experience totally unique to So Cal
Decent speed, lack of traffic
Beach access points
Volleyball
I enjoy the stretch of land that just is open and isn't built on.
The views
That not everything is developed
Do not destroy this with shops, restaurants, hotels. Leave open space.
the flow of traffic moves well
The direct driving path
the view
that it's undeveloped
The soft dirt walking trail.
the relative lack of traffic.
that it hugs the coast.
low traffic volume
Not a lot of development
today that there are NO retail, hotel, brewery, rental, or commercial businesses west of the southbound lanes of south Carlsbad Boulevard.
access to beach
the views
Talking a walk in the State RV Park
open space
That you drive right along the water
No houses

What do you like most about south Carlsbad Boulevard today?

There is a view of Ponto Beach
Accessibility to beaches
sometimes less congested than I-5
That I live within walking distance of it
Not overdeveloped
It's unique
that it is fun to drive on and view the sunset.
the open space
Biking
unspoiled landscape
open space
The ocean views
No tall buildings
the slower speed
Allows for cars, bikes, and pedestrians
Unchanged natural landscape
Easy connection to nature
to cycle along the coast
minimal hotels
Easy parking
Less crowded beaches
availability of parking
Biking by the beach
Open space
Open view to ocean
Walking along the coast
I like the access to the beach and being able to pull off the road and park anywhere along the beach.
is is not marred with high rise development
Small town feel
The ocean
No houses beach front for long sections

What do you like most about south Carlsbad Boulevard today?

drivability
Fresh Air
The quiet
the walkability of it.
Camping sites
it's COASTAL feel
Low traffic volume
Walking
the open spaces that surround it.
...the access to the beach, though somewhat limited.
Nothing obscuring my view as I drive.
Walking trails
Thoroughfare downtown carlsbad
surf spots
Beautiful sunsets
bicycling
that it is not further developed
The view of the coast
I think South Ponto is the best beach in town.
No houses
Sandy beaches
The mostly serene and scenic drive WITH OCEAN VIEWS!!
I'd like it left the way it is.
Open space on either side of the road
It is easy to pull off to visit the beach
the ability to just park on the beach - very accessible parking.
Open space
That there's still some land left in it's natural state that is easy to enjoy.
Being able to drive right along the ocean.
The natural space between the north and south bound lanes. including
walking paths

What do you like most about south Carlsbad Boulevard today?

that it is NOT developed for the profit of some at a loss to the community
the untouched natural space
The constant ocean view
that it is a space where despite neglect from the city & state, it provides access to the coast that is unlike anywhere else in N Coastal San Diego
It is not developed
Available housing
The view
Unobstructed Breezes off the ocean
No hotels here
That I can surf here
the view
That it is quiet and you can smell the fresh air
That there aren't any hotels, restaurants or buildings
That it's mostly undeveloped
That there aren't a lot of cars tuning in and put from shopping centers/hotels etc. Flow of traffic is good
Beach
No congestion
Unobstructed views (like what was NOT done in downtown Oceanside, with the hotels)
that there aren't stores and hotels there
It is untouched
The pristine waterfront
THE DRIVE
How it currently looks
The view
Being able to enjoy the view and the coastline unobstructed
Views
Able to see ocean while driving on smooth road
Ability to check the surf from Ponto up thru Tamarack
Beautiful
The feeling that I'm driving along it as if I'm in a Hollywood movie
That it has some scenery and not just buildings

What do you like most about south Carlsbad Boulevard today?

has bike lanes
beach access
That there is Space for wildlife
Wide biking lanes (North/South)
Nice place to walk
Walking along the coast
That the coast is not developed and beautiful
Existing Bike lanes are more than sufficient
Used by organized community sporting events.
Less concrete
It left untouched
the untouched open space
Beautiful natural beauty
Open wildlife space
Getting to work without getting on freeway
No houses great views
the view
The view
Parking close to the ocean
Taking in the view and relaxing saves me \$150 in anxiety therapy
It is unspoiled with excess hotels like in Oceanside
lack of development
our beautiful ocean view.
Undeveloped coastline
that it hasn't been built up or changed too much.
Fresh air
the open space
I love to walk along the coast without monster resorts, pay-to-park lots, etc.
That slower traffic can drive and enjoy the ocean view.
That there are no hotels or businesses
I like that there is public beach parking

What do you like most about south Carlsbad Boulevard today?

Uncrowded
The unobstructed views!!
The views of the ocean and coastline
Less density
Excellent bike/walking area
It's an alternative to I5 to get to North Carlsbad
That it is not a crowded road to travel
Lack of traffic
being able to take my senior out of towners to see the ocean
Pulling off and watching the sunset
it has little signs of mankind (except for cars)
No hotels
Parking spaces allowing ocean view
Bicycle path
sunset watching
Ocean
Not crowded with people
the wetlands
the new homes on the east side of street
beach
The view of the ocean.
Biking the coast
The sidewalk along the beach
Decent parking and good beach access
the sections of paved walking paths
it is naturally beautiful - leave it alone
peaceful atmosphere
unobstructed views of the ocean
Openness
The open views
ponto and it's quiet nature

What do you like most about south Carlsbad Boulevard today?

It is not congested like neighboring communittes
that there are no hi-rises or hotels and people or vehicle congestion
Seeing the vegetation in its natural state
ease of flow for traffic
A place for locals
That it is clean
driving right next to the ocean
undeveloped vibes at Turnaround
Open views
No - minimum structures blocking the ocean view on 101 west side.
tranquility
The protected long-range views.
Availability to enjoy driving on it and parking close to ocean!
However, it's often difficult to park along it.
A bit of what's left of Carlsbad
Public beaches
No businessses
Open spaces
The greenery that separates north and south
I to enjoy the view & open space
Parking at Palomar cross street
No buildings
It's was developed in the classic early era of California
not heavy traffic
Great walking
Serene route
there are no more major devopement/buildings
Parking is still available in this area year round
Open space
How undeveloped it is
the open space!!

What do you like most about south Carlsbad Boulevard today?

it undeveloped
Cycling
Can drive and still see the ocean
walking /biking
The "Old School " feel of the area.
taking a slow drive right near the water.
Easy beach access
The natural, undeveloped and pristine coastline
Being able to see the ocean
Sorry, i am against any development-walking paths only.
running along it
The pristine coastline
Park on the sand at south ponto beach for family beach days
Views of ocean and cliff from top
No commercial development
The simplicity
There's no development
Slower traffic especially during tourist season.
That it looks a but virgin
The native landscape without too many buildings
keep it natural and undeveloped
campgrouds and limited cars and traffic
The view
It is not crowded.
clean air
Sitting areas
The untouched landscape
The natural preserve
Not built up
parking lots available
it as a relaxing alternative to the I5

What do you like most about south Carlsbad Boulevard today?

Coastal landscape
little development along the route
limited development along the beach side of the road
the views, the inlet, the lagoon
Access to the coast and ability to drive with ease.
riding my bike along that stretch of road.
The familiar coast drive you can not get anywhere else.
divided road is relaxing
Lots of parking
that it's not developed on
the ability to walk to the beach from the road
Ability to go to the beach, cycle/drive along the coast and see the ocean
The easy, short access to the water.
Relatively wide bike lane in sections.
ease of traffic flow
the clear ocean horizon comparatively to oil rigged filled coasts of north Orange County
Separated North and Southbound traffic. Lessens the possibility of head on collisions
the fact that it's not built up like Oceanside.
Pretty views
a choice between I-5 and this boulevard
Air
Multiple promoted uses to include cycling, running, dog-walking
Beach - could use better and cheaper parking
little development
lots of street parking, free
views of the ocean
plants/picnic area between roads
Can see the ocean
Carlsbad downtown
the ability to connect to the southern part of the city and neighboring city w/ out going on the 5
Open Space

What do you like most about south Carlsbad Boulevard today?

how open and sparce it is
Cleanliness
Lack of businesses
being able to camp at South Carlsbad State Beach
Open soace
the ability to drive so closely to the beach
beautiful drive
an alternate route off the freeway when it's busy
Usually not a lot of traffic
Nature
The less populated beach
that there is still a lot of open space south of Tamarack
Easy traffic flow
to bike along the coast
Still natural environment, not manicured.
the undeveloped nature of it
Slower pace than the 5
Running
No building
Ability to run alongside the road
Untouched beauty
that after Torrey Pines, it's the last undeveloped coastal drive
I feel as if I am in a beach town.
the pedestrian walkway
Shops/eateries close by
The view
that there are sand dunes right next to the existing west lanes
Easy traffic flow
Beach access
relaxed vibe
the lack of busy-ness

What do you like most about south Carlsbad Boulevard today?

to go down to the beach with grandchildren or to walk along the beach
undeveloped
limited stop signs/lights
the feeling of open air and open space
open space at the (former) tomato fields
Very simple area, laid back
that it's mostly natural, not a lot of buildings
that it is a spot locals frequent
The openness of the area
That it is not developed!!
that is is currently one of the best bike routes (road cycling) in San Diego County.
The access to beach parking
The Peacefulness
The restaurants
not much traffic like PB or ocean beach
Direct access to the State Beach for recreation
the ability to get from Poinsettia Lane to the Village w/o using the 5.
continued full access to a panoramic view of the pacific ocean as I drive or bicycle south on Carlsbad Blvd
coastline to visit
easy local access without needing to use the 5
easy beach access
Biking View- need safer bike path
Few stop lights/signs
Minimal traffic
The open space on either side of the road
the views.
the bike lane
Ice plant needs to go
the views
minimal traffic
that it is the last somewhat unspoiled property along the Carlsbad coast

What do you like most about south Carlsbad Boulevard today?

air is fresh, organic look
No fee access to beach
the areas where there are no homes
that it does not feel so jammed up like encinitas/ luecadia
No tall buildings
Watching the sunset next to the ocean
nothing between road and the water
long beaches for walking
Untouched beauty
free of stop lights
A bike path that allows you to see the beach sand.
Surfing
The beach access
Undeveloped land
Parking, though it needs work, adjacent to beaches
The beautiful views of the ocean
History of Carlsbad Blvd and its building
close access to the beach
that it has remained the way that it is.
Nothing there
Not a ton of traffic
path along bluff from Palamar south to LaCosta
the ability to run and bike ride without worrying about getting hit by a car
not commercial
available parking
That it's not over developed
the ability to pull over and park alongside the beach
Being able to sit in my car and enjoy the view without having to get out of my car.
Ocean Views
Terramar Tide pools
Access to beach

What do you like most about south Carlsbad Boulevard today?

The walking path (where there is one)
Not overly developed
I like the access to the beach
Blufftop parking to enjoy lunch, picnic or a sunset.
keep as natural as possible
Views
waling
The scenic views
that it's very natural
the natural feel of the area
The open spaces
lack of business and retail traffic
Parking by the beach
driving along the coast and seeing the beach with all the people enjoying the water
Still some open space/native vegetation
that I can run this coastline and see the beach and feel the winds. Its natural and not sold off to business and restaurants that profit from the view and block access to residents
Walking paths
No high rises
That it's not overcrowded
surfing
Open area and housing
Local feel. Not too large so it's limited to mostly local community use and it doesn't get crowded.
the view of the ocean & sand, and easy accessibility
less traffic Than I5
The laid-back, untouched, "wild" feel of the beach
Lack of crowds
Long stretches of uninterrupted road.
Visualizing a nine hole par 3 golf course there
LEAVE IT ALONE
That there aren't any commercial businesses.
The way things are currently in place

What do you like most about south Carlsbad Boulevard today?

Walking
the campsites are well hidden
Beautiful view of coast
The quiet
The beach access
Riding my bike along that stretch
Natural nature
Calm, natural setting, undeveloped
It provides it a quick way to bypass traffic on the 5
there is parking close to the ocean
No tall buildings
I live in Carlsbad because it's the last city in the county where the beaches are still accessible and visible from the 101.
no/minimal commercial establishments
Changes in elevation
Beach access
that there are no shops and services caused by humankind.
Little or no commercial buildings.
Not covered with hotels
The native plants
Carlsbad Village
Sandy beaches
Quite
The people
Access to beaches
that's its not a thoroughfare
the scenic view of the ocean and the surrounding area.
Sunsets, tide pools, beach access, open land
the open, aesthetic ocean view when driving north to Carlsbad
I appreciate not seeing a concrete jungle. I love the intact ocean views!
Getting to leucadia
Breathtaking views from the road both to the north and south

What do you like most about south Carlsbad Boulevard today?

The buffer it creates between populated areas
Views that are not blocked by structures
that you can park and get to the beach without hassle or owing \$\$\$\$
that the speed limit is 50 miles an hour until you get to Palomar.
Not too traffic
Seeing the waves from my bike
Closeness to Encinitas town and commercial center
the beauty of the ocean
free parking
Enough parking space
safe and family friendly
Beach
NO BUILDINGS ON WEST SIDE
few traffic lights
Easy access to beaches
Moving traffic
Open space
the views
Being able to see the ocean
A peaceful small-town feeling
the natural undeveloped areas along the coast and Carlsbad Blvd
The camp ground
slower pace of traffic
Less crowded
The cliffs you can park at to watch the sunsets and the side parking down by the beach on the north campground area gives beautiful beach access without the crowds!
Slower pace traffic vs freeway
Easy drive
The ocean views
The accessibility.
that it has pedestrian access
The views

What do you like most about south Carlsbad Boulevard today?

How untouched it feels
Bike friendly access and designated bike lanes
Access
Bike path
I like joggers, and non-powered bikes, but not motorcycles, loud cars and now electric bikes
Nothing
Accessibility for walking, biking, running, etc.
That it is just for the locals
Parking right along the beach
The bluffs offer a clear, picturesque and non-touristy place to enjoy the coastal view
Open ocean views
Great surf
Seeing other folks walking
Minimal interference from businesses
beautiful views
how close it is to town
That there isn't too many buildings
Avoiding the freeway
Beautiful coastal drive
unobstructed views (except by campground)
To run 101
The view
The naturalness of the area
Rolling hills
Easy traffic and views
getting off the freeway
The view
RELATIVELY LOW INTENSITY DEVELOPMENT
The view, sound, and smell of the beautiful ocean
access to beach
no commercial developement.

What do you like most about south Carlsbad Boulevard today?

less development
Lack of development
that it is a much nicer way to get to Carlsbad Village and beyond.
small town feel that we still have some days
the ocean view
the open area
Please leave it alone!
Reasonable size parking area for beach
Walking and biking
The open beaches
that its not built up too much
that there is free open space
cycling along the ocean
ocean
what little biking and hiking is available
views while driving, or walking
that there are no large buildings
State beach facilities
the view of the ocean from the cliffs
Driving down 101, coastal route on the way to other beach towns.
dedicated bike lane
natural beauty of it
Natural environment
access to parking close to the ocean
Tha hat the road hasn't fallen into the ocean yet.
access to beaches
the ability to bike on the ocean (but could be safer)
Clean air
There is state park day use parking.
to walk on the beach when it's not busy.
space on the road.

What do you like most about south Carlsbad Boulevard today?

Beautiful views while driving through that area
Has a campground
Uniqueness of the topology
The Views
Nice views
Nature
traffic is light
keeping beach feel to Carlsbad
views of the ocean while driving.
two lanes each way
accessibility to the beach from a car
Natural Coastline
businesses to visit
lots of sand
A place to exercise
People watching
Unspoiled coastline
the light traffic.
Beautiful views
Visibility to the ocean
Quietness - relative absence of traffic and crowds of people.
The natural park
easy access to state beaches
bike paths for cyclist
lack of buildings between road and beach/ocean
that there is a bike lane
having parking right next to the beach
no buildings
Remoteness - no development; just natural coastline.
Views
cleanliness, no homeless encampments, no graffiti, safety

What do you like most about south Carlsbad Boulevard today?

the absolute beauty and simpleness.
No commericalization.
Vintage
no hotels or restaurants on ocean side
accesability to the beach
Riding my bike along the road
Open space
That there is light traffic/parking
the relatively undeveloped nature of it
Location
Ocean views while driving this stretch
the boardwalk. A place to stroll and/or sit.
bicycle lanes
that many species of plants and animals can nest here
walking along the beach nearby
Walking
walking trail on top of the bluff at turnarounds
cleanliness
being able to see the waves
rustic, classic Carlsbad look and feel (plants and dirt)
The local feel of Ponto Beach...it feels like a community beach and NOT touristy
Views of natural habitat
That I can pull over in my car and eat lunch and enjoy the view
View of the ocean
The beautiful view.
The ocean view
The nature being preserved and protected from climate change
it the way it is
undeveloped land without homes or retail
I like driving along the coast.
Not having buildings and businesses along the coast line

What do you like most about south Carlsbad Boulevard today?

That I can walk the entire strip without issue and running into mass crowding
access to the beaches
Watersports
Natural
to be able to park right by the beach
Being able to walk quite aways on the beach when tide is low
The flat incline (good for biking)
The lack of businesses near the water
Low traffic
...it's innocence.
Ocean views
Alternative to going on I-5
Running on the road
The exposure of the ocean and shore
driving by slowly to see Beach activities
ease of access to the beach & camp sites.
Northbound and southbound lanes are seperate
The sidewalks
Bike lanes
I get to see the ocean close up
smooth road surface
being able to "experience" the "beach feel" when I don't have time to stop and recreate.
All the natural habitat/biota
that it's not built up with housing and congested like other areas.
You can bike and walk
The natural coastline
Clear line of sight to ocean
fresh air
Beach walks
It is a historic road that connects us to our past
Scenic drive along the coastline

What do you like most about south Carlsbad Boulevard today?

riding my electric bike with an ocean view
that there is very little traffic.
Mostly easy to drive
To be able to use the Coast Hwy when I-5 is congested, to get home.
Beaches
reminds me of old Carlsbad when it was all flower growing near the ocean
Natural flora and fauna of the coast
being able to walk by the ocean
I like the feeling of natural surroundings. Twenty years from now, people will love your consideration of the future, for not developing it.
The State Campground.
Less traffic than the 5.
ocean view
The ability to walk along the ocean
The speed limit
No high structures obstructing view to ocean.
The landscape and path in front of Cape Ray Resort
Going to the beach
Biking along the coast
Cars can move quickly and efficiently through the area
access to the beach
So more natural areas
cars kind of keep out of way of bikes
Bluffs
Cops patrol the sped often
No development
View
The views
I like seeing the ocean from my home on Surfside Lane
The bike lanes.
The present bike lanes
That it's open natural space.

What do you like most about south Carlsbad Boulevard today?

It is nice because it's not developed.
the open space and uncluttered, natural views.
my memories are fond it naturally keeps the area from crowding so it feels like your in your own space even with the vars so close which seems to be a contradiction i know
The campground
The slower pace of traffic as an option to I-5.
that you have an uninterrupted view North from the top of the hill at the North end of the campground
ability to pull over and park
Landscape
slower, more pleasant alternative to I-5
I like it's authenticity, it is beautiful the way it is, and changing it would be a hassle, consuming lots of material and time, and honestly would only serve to cover up the way it is currently, of which there is nothing intrinsically wrong at all. It's unique.
Cleanliness
natural preserve
Closeness of highway to ocean
Space for animals
free parking
Not developed with new houses
the ocean view
walk and riding bikes
Ability to walk/cycle close to beach
Can see the ocean from the blvd
Fewer annoying stop lights or signs than other coastal drives.
The openness of the land
The fact that there are 2 lanes each way for easy access to Carlsbad Village
riding a bike in the bike lanes along the coast
How much ocean visibility we have
That is isn't over-developed
low traffic flow
picnics
Driving next to the ocean

What do you like most about south Carlsbad Boulevard today?

I can see the ocean
Ability to drive and park right on the coast
I like to walk/jog there
that there is free parking on Ponto Dr for those unable to ride a bike
access to walkers
country road feel, local town taste
Slower traffic (than I-5)
no homes
To prevent the growing of golden homeless
Being able to access the beach easily by parking in close proximity.
It's still God's country
The lack of congestion
The untouched coastline
Bike lanes
I like that there is not a park there
it isn't clogged with a bunch of stoplights.
Surfing
that it is timeless and simple
Spacious
Not a lot of traffic to get between all the north county beach cities
Double lanes to keep traffic moving
It's natural appearance
the free, undeveloped parking at turnarounds (pal air rd base)
Two lanes Instead of just one because you eliminated a lane for bikes!
The nature
Nice drive along coast
Riding a bike that close to the ocean
running and biking along the beach.
Casualness of traffic compared to the 5
One of the last places in socal that you can drive the coast north or south
Walking thru the campgrounds

What do you like most about south Carlsbad Boulevard today?

Native habitat
View
Unobstructed ocean view
Slow, flat drop into the ocean; great for kids, unlike the pounding steep beach at, say, Tamarack
A "locals" beach
Free of buildings
The open spaces
It is where I grew up, my local beach and my dad's since the 79s, and one of the few places that remains unchanged in Carlsbad
That it appears still as a beach town
God's Nature at it's Best
That the area is not as developed as other coastlines in Carlsbad
indigenous plants
Nice traffic flow
how untouristy it is
The trees
That there are no shops or businesses
access to state park
Cliff side beaches and surf spots
That you can park on the bluff and see the ocean
that it's one of the last natural settings on the coastal drive
walk on beach
Allows a great scenic drive
unobstructed views of coastal line
The Camp Store at South Carlsbad State Beach
flow of traffic
The natural beauty.
the cliffs
traffic separated by large medians/land
Free parking!
Unobstructed view of the ocean.
the location to the bantiguito lagoon

What do you like most about south Carlsbad Boulevard today?

The lack of (especially commercial) development
That the beach is so accessible. I can park my car on the beach and take a walk
the vibe
camping
Nice views of the coast
The ability to park to go to the beach
2 lanes in both directions make it possible to go up and down the coast easily before hitting the narrow part of the road from Palomar to Cannon.
The lack of developed beach trails (concrete, stairs, etc)
that there is nothing that obstructs this view
And that are four planes, not two lanes
Wide lanes and shoulders and generally not too much traffic
The homes are well maintained.
That it has a separate lane for bikes
the open spaces
How under-developed/under commercialized the space is
Biking
The natural appearance
Beach access
Love the beaches
Accessibility to public
The relaxing atmosphere
beach/ocean
Beach access
Travel away from the freeway
Access to surf
Its open
the ease of travel ie: limited stop lights
Free parking
I Love the campground! How many coastal cities have a campground. We Are Special!
Breeze
The limited development

What do you like most about south Carlsbad Boulevard today?

Beach access.
The lack of businesses and buildings
No housing or other buildings along the west side in the places where you can see the beach and water. .
the ability to pull over and get out of the car
the flow of traffic
Stunning coastline view
Love biking there
Scenic view
South and north bound are divided by a medium
Lack of traffic
The palm trees and tropical landscaping
There is a set back from the campground on the west and development on the eastuses on the nad
Traveling to Carlsbad Village without using the freeway
hardly ever has any traffic congestion
seeing the ocean from the 101
Long high views of the ocean
bike lanes
Maybe have some oceanfront restaurant
The view
Easy to get on the beach. We can walk to the beach
No Dog Parks
that is not "overdeveloped" its kept mostly natural landscape
Reminiscent of old coastal California
speed/smoothness to go from Cannon to Leucadia
ocean views
Multiple lanes to handle traffic.
Not a lot of traffic
oceanview and beaches
I like the beautiful view as you drive it
No buildings, limited parking so not too many cars lingering
bike riding & driving close to the ocean

What do you like most about south Carlsbad Boulevard today?

Being able to walk and run along the coast and enjoy the views
Proximity of the West lanes to the ocean in several spots
Rustic feel
The fact there's no big buildings obstructing the ocean view
The old-school feel of a CA beach road
Very few homes on west side of hwy 1
Not L.A.
Less Traffic
being able to pull over and watch the waves
Ease of parking on Ponto and walking to Ponto Beach
the serenity
the space is not too developed
Sunsets
seeing the ocean
relaxing view
limited tourist gathering magnet
peaceful
it's feeling that it belongs to locals
scenic
easy to get to
No big hotels unlike the coastal downtown in Oceanside
Tranquility
The open land feel about the area
Cycling
that it is void of asphalt, and the coastal view is natural and a habitat for several species
Walking areas so see the beach and surf
upper and lower levels, gives you a chance to get away from traffic
Beach accessibility
a quiet open view
fresh air
Walking

What do you like most about south Carlsbad Boulevard today?

two lanes to keep traffic moving
wildlife
unobstructed ocean views
views of the ocean
no traffic
open bike lanes and lack of congestion
It where it is
Campgrounds
no traffic if there is an accident on I-5
few traffic lights
Easy winter parking
not too crowded
the variation of views- from the bluff tops to the lower points
That limited parking keeps beach crowds down
parking by the ocean
low crowds
The nice bike lane so bikers are never in jeopardy.
Bike Lanes
Provides hiking trails
There are places to walk
parking and looking out
low density
I like the bicycle lanes
Easy access to the beach
Driving along the ocean instead of the highway
that there are bike lanes
the view of the ocean
free parking along and around Carlsbad Blvd
Open space
seeing the ocean
bike riding

What do you like most about south Carlsbad Boulevard today?

The peacefulness of seeing the ocean
Driving along the undeveloped coast.
The fairly expeditious flow of traffic.
Big sidewalks
Driving near the beach
The natural beauty
Relaxing and spectacular sun sets
The incredible views of the ocean from the road
Seeing people walk and run along the coast
Walking, running
Not having to climb a lot of stairs.
You can see the ocean unobstructed by buildings
Ability to ride or walk to enjoy the views
beach access
The openness
Close proximity to the ocean
Views of ocean from CBLVD
Surf and beach
To see the ocean without obstructions
Access to the Ocean
Free parking
Proximity to the beach/easy access
The ocean
Not too many stop lights
that there is little commercial development.
Botanic gardens
No buildings
the beautiful views from the road
Walking
No metered parking
the ease in traveling north-south by vehical - our only way to travel n-s

What do you like most about south Carlsbad Boulevard today?

The lack of building- the vacant landscape is wonderful
Ability to walk a long distance
The peaceful idyllic setting
wide road with less traffic
preserved state
The Carlsbad Sign
The unobstructed view of the ocean
No traffic lights
The familiar lay of the land
Driving along the coast
Sea wall sidewalk
the serenity when I drive home
The views from above
Access to beaches
The beautiful old bridges.
Accessibility
Very few areas along the coast are untouched and spoiled in this area is still it appears to be in a natural state
riding my bike
Beach access
Drive
access to beach is easy
Access to coast
More nature less business n homes
access to the beach
Proximity to my home
That it is still one natural looking area of Carlsbad
Parking in the sand
to stop the car and walk around, or just park and watch waves
Access to ocean for all!
Breezes
Walkway

What do you like most about south Carlsbad Boulevard today?

The hills with nature still on them.
Walk and bike lanes that are in place don't need anything else
I drive that stretch at least twice a week and it always reminds me of how great it is to live in Carlsbad.
Seeing the beach when I drive along the coast.
The crystal clear water
Seeing the coastline and nature
scenic coastal section without houses or buildings
Beach access
Turnarounds surf spot
the drive along the coast
The natural environment
Views
view of ocean
Free parking
It hasn't been tampered with since 1950s.
No buildings just space with flowering ground cover
Not densely crowded
Natural habitat
That there isn't any retail
Good traffic flow
Walking paths that skirt the road that are accessible
the ability to run, bike and walk so close to the beach.
being able to walk along the highway and the beach.
We can see the coastline and the water without buildings blocking our view
No Stores and large Hotels or Condo complexes
it's not entirely developed
No homes in some spots
Open space
Nothing blocking views
It feels like a coastline
Nature

What do you like most about south Carlsbad Boulevard today?

last stretch of coastline of its kind in san diego
Walkability
not too many stoplights
Not having industrial or big commercial buildings
the beauty of the natural surroundings, i.e. no commercial.
Visitors can see the beauty of Carlsbad
Ocean views
It looks wild
that it is not busy.
Easy to drive bike and walk
Marsh land
Limited parked cars
the fact that Hall hasn't ruined it yet and doesn't own any property adjacent to it
To have a place for my kids to play on the beach.
Iconic PCH 101, it's a rare slice of heaven.
the bike lanes
Being able to see the ocean- no buildings on the coastal side
Camping
Less traffic
bike lanes
Biking
The Roadway
The ocean views
Untouched ecosystems
The views of the ocean
You have lovely view
Being able to ride my bike right next to the ocean
To walk with a view
Openness
how well maintained the road is
The undulating style of the landscape

What do you like most about south Carlsbad Boulevard today?

Natural landscapes
The campground at south ponto
when driving seeing the oceans
The natural area - we are so lucky to have this undeveloped coastline in Carlsbad
the fact that most of the ocean view is not blocked of by houses right on the coast like Oceanside
Bike lanes
Lovely drive
The views.
Slow drive by the beach
Ocean View
riding bike along coast
that there are no businesses (other than the campground) west of the blvd
undeveloped coastal ambiance
pretty decent traffic patterns
unblocked view of the ocean
Bike lanes, weather
Undeveloped ocean views
that I can drive with an ocean view
Slow moving traffic
the scenery as the road is so close to the coast
the openness
the view
Walking
Open space
that it is still natural land
The access to the available beaches from that street
Enjoying an undeveloped area of California coast
stopping to see the sunset
The natural feel
Driving along the road

What do you like most about south Carlsbad Boulevard today?

View
limited parking that helps reduce crowds
That it offers an unchanged sense of continuity and history from staying as it is.
Running along the southbound lane, along the coast
Close to beach
Allows you to see the ocean when you drive
That it is an easy to travel for surfing and diving for our family.
Lack of development
The openness and windswept nature
the lack of building structures
That it is relatively untouched by man
Underdeveloped
Traffic flows freely
Parking for free
Close to ocean
The bluffs nice quite beach
seeing the beach/nature.
Area to run/bike
No housing
2 lanes
The uninterrupted views of the coastline north to south
Ride
Natural beauty without buildings
Nature
Ease of access
Friendly, relaxed atmosphere. Fresh air
Volleyball
the opportunity to make quick, impromptu stops to view the ocean and beach without paying for parking.
The view
Accessing the entire coastline, not just beaches with parking lots

What do you like most about south Carlsbad Boulevard today?

Easy parking options to stop and enjoy the area
open spaces
The long walk from the Power Plant to Island Way
convenience
Ocean
The quietness
There's no shops and few homes
Access to beach
The nice steady traffic flow
Access to beach
Ocean breezes
Going to the beach and swimming in the ocean
Walking and jogging and seeing the ocean
greatest beach walk in southern CA except maybe Encinitas
free accessibility
I like the availability of parking along the coast north of Cannon Rd.
Clean, safe, no transients
I enjoy the beautiful sunsets.
the various places to walk and ride bikes.
I like that it has free street and lot parking in lots of places
Ability to park by ocean and see the sunset across from Hilton hotel
Views
Walking along the coast
Bike lines
usually can find parking + restaurants in the village
No more commercial buildings
The way it is don't mess with it
Beautiful scenery
There is good walking along the bluffs.
Surf check
That there is free parking and easy access to the beach

What do you like most about south Carlsbad Boulevard today?

The relaxed feeling driving down the coast
Motorbike
ocean views while driving
natural, native landscape
the unobstructed ocean views
unobstructed coastal views
Ocean view
It is not developed into homes
walking
Bike lane
That it is not developed
Alternative local community road
Coastal views
I like that it's not overly developed to modernize a space and draw crowds
that the ocean is visible and accessible for everyone
Easy access to Ponto beach
There are a few parking areas and we need many more.
Natural features
The bike lane
View
Walking paths
Undeveloped
View
open space
that you can still feel the history of the area
Driving from Encinitas and suddenly you know you are in Carlsbad because the views are unobstructed and the air is clear.
Pathway for walkers
Walking path
minimal development
Driving next to the ocean
The road is kept up well enough to use often.

What do you like most about south Carlsbad Boulevard today?

Beach access
Being able to see the coast up close
Not congested with traffic
nothing else
Access to state campground
Pretty view going north looking towards Terramar & Turnouts
Easy parking
Lagoon and estuaries
surf check
Visiting the beaches
nice drive
Access to the ocean
Limited access
Beach access
Campground access
Clear spaces from construction/buildings
Natural coastal views
Wildlife and natural openness
The proximity to the ocean
uncrowded
The beach
Good alternative when freeway is too busy
Surfing
No traffic
It's untouched
That the surrounding area is public space
That it is natural and full of beautiful animals
The campgrounds
Bike lane
IT UNSPOILED
Hiking

What do you like most about south Carlsbad Boulevard today?

running
Access to beaches
The lack of development (buildings) on the coast
The view of the water
View
Traffic flows quickly
Undeveloped beachfront
Overall relaxed vibe - not super high density development.
Minimal stoplights
Costal sights
Access
Ocean views
wide, buffered bike lanes
Beautiful view
My local surf spot
Turnaround surf and parking. It's a local gem
Easy driving to Leucadia, Palomar Airport Rd,, and El.Camino Real while avoiding traffic
Natural beauty
the lack of development
No traffic
NO HOTELS or HOUSING blocking the view
The easy traffic, no lights, no stops
Biking along the coast
having an alternative to the 5
Light traffic
No homes or development on western side
It enable me to enjoy the ocean-view without taking the time to go to the beach.
Unobstructed views while biking or jogging
Having access to public amenities such as bicycle paths, beaches and campgrounds.
wide street
Nothing much

What do you like most about south Carlsbad Boulevard today?

Having parking along the dirt/sand on Carlsbad Blvd. i drive there then park and just start my walk/run
the ability to run/walk along the roadway and not feel in danger.
The ocean view.
City wasting more money on inefficient highway system
Avoiding crowded southbound during commute
Low traffic
Beautifu
walking along the coast
where the western lanes are located, separated from the eastern lanes.
Access to beach
The view of the ocean from parts of the SB bike lanes
The beach feel of a not crowded area
how parts look how the natural coast should look, no lawns, no concrete walkways, & etc
The pristine uncrowded beaches
It is one of the last coastal areas that does not look developed
The slow speed limits
Natural
Bike lanes
watch sea animals
The view
Having the ability to pull into the parking area so easily
it's views of the ocean
that there are still dirt parking lots that are unpaid.
Bike lane
It is picturesque
That it is peaceful
being able to see the ocean from the road
The fact that Carlsbad is one of the areas where I can drive along the
No development on the beach side
It's not just a straight line
No formal bike lanes that restrict traffic flow

What do you like most about south Carlsbad Boulevard today?

Light traffic
Easy Access to the beach
the beauty of the drive.
Open land in its natural state
Undeveloped landscape
That it doesn't look like north Carlsbad
Absence of commercialization
Free parking
Good traffic flow
Not much traffic
it is not crowded with buildings, shops, etc
Leave it alone
that there is no commercial or residential development along this stretch of road.
unobstructed ocean views
No big hotels
The cliffs
the view of the ocean where it is open
shopping
The old style charm of the area
Views
Avoiding the 5.
best seascapes in America
I like that it feels open and rugged.
Bike lane
It's natural and not over developed
The open land
beach access
Beauty of openness w/out "commercialization"
Lack of traffic
relatively slow speeds
Undeveloped coastline

What do you like most about south Carlsbad Boulevard today?

Nice driving view
access is a bit limited.
...that there aren't many buildings.
Ocean breeze
Beaches
Open space
Beach access
Going to the beach at turnarounds where there are a lot less tourists and parking for locals
The view
That I can see the ocean from my car
Open views
Ocean
the light traffic patterns.
No are no giant condo complexes or hotels, except that eyesore they built at the end of La Costa Blvd., Aliia Marea.
scenic area
Walking near ocean
Views
Driving along the ocean
Biking
The views of the beach and ocean.
Beach access
View
It's somewhat wild
It is undeveloped
You can park free along many lookouts
I love running every Saturday from south if Palamor all the way to Oceanside and back. It's my piece of paradise
Wide bike lanes
I like the way it is.
That it's NOT hotels and all built yo
Car rides
The walking/ jogging space-area

What do you like most about south Carlsbad Boulevard today?

The available parking
It has very few traffic lights.
The alternative route to traffic on the 5
Golf cart friendly! (Low speed limit)
No visible construction
Being able to see the water up close
No buildings
Beach access
Easy access
that it isn't overdeveloped.
to walk or run
Easy beach access
Open air
Riding my bike
It's incredibly near the ocean
Alternative nice ride north and south with 4 lanes
few cross streets
Free Street Parking Next to Beach
Proximity to great views
that you call it Carlsbad Boulevard, you are the only one.
The drive south is the only area where you are right next to the ocean
relatively wide bike lanes with lower amounts of car traffic
Beaches
Access to the beaches
Landscape
Open space
nice views
Good access to the beaches and campgrounds
Green space
Can see ocean if you drive slow enough.
50mph speed limit

What do you like most about south Carlsbad Boulevard today?

to run along the coast
Access to the beach
Running
Walking the coastline
Views
Gorgeous views
Bike lanes
No changes to the boulevard
Less populated
that the flow of traffic isn't usually stopped
Nice views
Parking alongside beach
Miles of connected beach
parking
Comfortable spot for ocean views
Minimal buildings
Alternative to using the I-5
That there are no obstructions to the beautiful view
Access to the beach
Running
The beauty with no parking!
bike lanes
The wild animals that populate the area.
open vistas
It's in close proximity to the village
Nothing obstructing the ocean view!
The close up views, and ability to stop and pause roadside
That there are no ugly buildings
Little development along the coast and Very few second story buildings on East
Low buildings that don't dwarf pedestrians
a level place to roller skate

What do you like most about south Carlsbad Boulevard today?

access to the beach
Natural beauty
untouched views
Scenic
It's lack of commercial businesses
The unobstructed coastline
How easy it is to drive usually
Beautiful drive, fresh air
Beach access
Access to beach
I love it's accessibility
No ocean front homes
access to jog with my board to the waves, easy access, dry off at the car.
Sweeping views of the ocean
The beautiful seagulls flying down the coast.
No building obstructions
no high rises
The open space feeling
The wild life
Ponto beach
Open space
Access to the beaches
The area is wide, less concern about connecting with bike riders
No development.
Beach access is restricted thereby preventing overcrowding.
The divided traffic between north and south
Natural beauty
Ocean view
Public access... not controlled by private groups that give citymoney
Not developed
No traffic, three lanes

What do you like most about south Carlsbad Boulevard today?

being close to the ocean
Preserved
No shops
The beach
no development
Scenic drive
It's usually not congested except in the summer
this area just the way it is.
great biking
the open space
beach access
The beach access for surfing
bike-able
The ability to bypass the 5
Beautiful drive
The views of the ocean from pathways/sidewalks and the roadway
Beach
the bike path
The size of the sidewalk
Scenic views
Beautiful scenery
South Carlsbad State Beach
Easy access for locals
It isn't full of parking lots
Pickleball courts
unobstructive views of the ocean
Biking
Open space, less cement
Upper road into parking not the lower road that washes out
that it is not overrun with buildings
That there is little traffic or congestion

What do you like most about south Carlsbad Boulevard today?

Unspoiled
that it's 2 full car lanes. And not shared with bicycles.
excellent walking / jogging area
I like that the area seems open
that it isn't overdeveloped
That its relatively untouched
Running
Running
It doesn't look like the rest of the developed SoCal coast
Vacant land
bike lane
That it doesn't have multi-family dwellings
the nice wide bike lane (for the most part).
The beach access
The unbuilt feel
Lack of businesses / residential development.
So much more enjoyable than being on the 5
Slower speed than I5
Relation to the water, beach
Few signals
View
To see the ocean unobstructed
Views while driving
the ocean breeze
Not many stop lights
Looking out to see the water
Beach side parking
Campground
less congestion than Encinitas
No buildings and open land.
Nature and preservation of natural habitats

What do you like most about south Carlsbad Boulevard today?

The open space, breath of fresh air from development.
Ocean views
It's part of 'old' Carlsbad/CA
Views
The view
No more development
Views of the ocean
How Carlsbad is NOT aGiant tourist trap.
Distance from oncoming traffic.
No buildings
The ocean community vibe
Scenic road
It not to be touched.
The availability of free parking, at least during the winter months.
Hardly use it
The bike lane
The rural look. Not crowded with to many buildings.
Open view of ocean as driving or ridding a bike that is undeveloped open space
Seeing some nature.
Beach
ocean
views
I run along this stretch at least once a week.
It aint broke so stop trying to fix it
Riding my bike down the beautiful coast
natural preservation
Watching the waves from the bluff at the end of Palomar airport road.
the campground area
that it does not have any businesses along the area
Drive

What do you like most about south Carlsbad Boulevard today?

the view of the lagoon with its protected sanctuary
The low rise building restrictions in the downtown and bario area
Unspoiled space
The openness surrounding the area
I like the beauty of its natural untouched look!
open space
Cycling along the coast
An area to walk on unpaved trails
Sunset drives
It being a local road
Undeveloped and natural
The openness.
That it's mostly unpopulated (unlike the north)
I love ocean views while I walk with my family
Easy access to the beach.
The natural landscape
That it's not a tourist spot
Undisturb land
You can simply pull over and get onto the beach
Climbing down to the beach
No commercial property or private homes
Trails
being able to park off road in the dirt and walk down a rustic cliff trail to get to he beach below
The feeling of connection with the ocean and the plants in the space between the lanes.
The easy accessibility to the beach.
Plenty of untouched areas
Divided hwy
Natural beauty
Access to the ocean
The closeness to the ocean
Non-freeway movement around city

What do you like most about south Carlsbad Boulevard today?

It is the only undeveloped, beautiful, natural shoreline stretch left in Carlsbad. You may describe it as a "throwback to the 50's", but I call it a great, relaxing breath of fresh air. It has always been one of my favorite stretches of road in San Diego Co.
Wide enough for bicycles
has bike lanes
Ability to stop ad hoc and walk on the beach.
The nice fresh sea air
no buildings
The access to beach parking
Parking along the cliff
It is NOT like the point to tamarack..crowded
beautiful ocean views
The sights and smells of the ocean as you ride south
I like to avoid the highway traffic for a short distance.
It the way it is.
Some areas are walkable/bikeable with kids
Natural slopes
Access to the beach
S carlsbad campground
Access to beach
Views of ocean
Being able to ride my unicycle close to the coast and still be able to hear the waves crashing.
The open space
No buildings
Natural beauty
Stopping to watch the sunset.
the fact that it hasn't gotten all screwed up like Leucadia
The businesses
Walking
That the speed limit is relatively low
Multiple Beach access points
unobstructed views

What do you like most about south Carlsbad Boulevard today?

That there is no houses on the waters edge
Undeveloped
The drive with the view
How it is
Undeveloped coast
I love hanging out at turnarounds (the dirt area by the road) with friends
That it hasn't changed and it's still pretty natural
Camp store
Seeing the birds and wildlife thrive.
The better view as I drive, so don't have to drive on a fast freeway
Enjoying the ocean view
The priceless views
the natural landscape
Parking
That it doesn't have four-story buildings
Beach access
Breathtaking views
The sunsets and use of open space
What little natural vegetation exists presently
I live the ocean
The weather is perfect.
Coastal view
View
Full view of our coastline and beach glimpses
Slower speeds and feels much safer than Hwy.5
Great place to take sunrise and sunset photos
the view of the coastline when driving
it is a calm break from developed areas
the wild greenery
Separate lanes
No access to Manzano

What do you like most about south Carlsbad Boulevard today?

Bike lane
2 lanes of traffic both ways
No houses/development on the ocean side.
Bike lanes
Nature
That it's one of the last SoCal stretches of 101 with this beautiful view
Nature
No Stores and large Hotels or Condo complexes
That it has coastal/beach access points.
don't develop hotels and or homes
clean
the coastline
THAT THERE Are NO STUTURES
Easy access to the beach
Excellent Bike lanes
The absence of industrial, commercial space
walking and bike lanes
Open & unspoiled
semi-rural aspects
that it's a bit more wild
Free space without gentrification
close to home
Access to the beaches
Dirt lots for parking, no paid parking
It's natural untouched.
that it is undeveloped
Easy beach access
It is what residents know as Carlsbad
Most of the time it's pleasant driving, not much traffic
The natural habitat
lack of commercialization and housing

What do you like most about south Carlsbad Boulevard today?

unobstructed ocean view as a pedestrian
I like the natural space and its beauty
Proximity to ocean
Open spaces
Reminds me of the way all north county beach areas were
No traffic
Reprieve from I-5
Untouched
The large area without huge amounts of concrete
It's not crowded like the areas further north
Limited commercial property
Not commercialized
The view
Being able to see the ocean from afar
The views
absence of retail
Reasonably safe to ride bicycles
walking
It's current configuration mitigates congestion, noise and traffic flow.
the Camp Store.
The scenic highway 101 views
views of ocean as I drive
Area to run
The easy drive
View of ocean
nature at its finest, unblocked
The beauty of our coastal property untouched!
plants
The open space
Little commercial buildings
The way it is

What do you like most about south Carlsbad Boulevard today?

traffic can be difficult at many times NOW
the public views and public bike and pedestrian paths.
That there are few people, no traffic crossing, few parking spots
that there is beach access
No buildings on the west side
I like the lower speed limit.
many points of access to the ocean
The green barrier is provides.
provides walking and biking
Nature and open spaces. I love watching the birds
The spaciousness
dedicated bike lines
Scenery without structures
Open space
that in its current state it IS a "welcoming public space."
No waterfront homes
Contoured landscape
the community
Lack of traffic congestion
That there is beach parking I don't have to pay for as a local.
Less traffic
The ocean
No more traffic, we have enough already.
Late night beach drives along the coast
Easiness of the coast, not a bunch of traffic, free flowing driving by the coast
It is beautiful like it is
Ocean view
The natural beauty of undeveloped land is a treasure!
The lack of businesses
Choice to use native plants
Nothing built there

What do you like most about south Carlsbad Boulevard today?

The beauty and views of the untouched nature
Undeveloped.
Light traffic
Hiking
Slow traffic
to bike
undeveloped wildlife habitat
separate bike lane
No more building
that it's one of the only stretches of the Pacific coast highway in north county that is still a pretty drive where you can see the water and nature
The nature of the current habitat
It keeps the coastline free of development
Last almost untouched piece of land in Carlsbad.
when people dont ruin my town
The "tie" to an older 101 drive
Not crowded.
I like the campground. It looks like that would be gone
The open land
that it is relatively undeveloped (west side) and natural, and still looks much like it did 40+ years ago
I have mobility issues and we love to watch the surfers from the comfort of our car.
that I can see boats, surfers, wild life as I drive by
Beach walking, swimming, surfing
Less tourist activity than proposed
Restaurants
Not much traffic
I can park for free
park like setting with benches and some tables
The untouched land
cycling along the coast
Plants
open space

What do you like most about south Carlsbad Boulevard today?

Not lots of people parking
Not a bunch of businesses.
no large public parking lots
turnarounds
Non-commercial
The proximity to the beach
Public beach access
The nature
untouched wetlands and nature preserves.
Natural areas
Not developed
emptyness of the beaches
decently bikeable and feels safe.
It is unpaved and available for the obvious retreat of the coast
No homes, condos
the openness
beach access
The ocean view
No shops
I LOVE that it is untouched and under developed. I love the plants and natural california ecosystem that is free to thrive and grow there
I like the freedom to drive a car, ride a bike or walk/run on South Carlsbad Blvd
Natural
Tarramar Point surf
Unobstructed views
lack of development
The natural beauty.
That there is no development there
That there is bike lanes
The existing area as is
Ample free parking
Not too much traffic

What do you like most about south Carlsbad Boulevard today?

Open ocean views
the natural undeveloped landscape
that it is a split highway that isn't crowded
Great place to ride bicycles except for high speeds of cars.
driving with an uninterrupted view of the cost.
Being able to easily see the coastline
easy beach access with parking
there are not an overwhelming number of stoplights
Being able to take, walk and browse the coastal area without all the commercialization.
Limited parking
Views
bluffs relatively naturally vegetated for open feeling, walking, access to beach
That it is not built up with houses
Ocean views and vistas
Sweeping unobstructed views of the coastline.
Natural setting
Native habitat.
No housing developments
ocean breezes
open views of ocean
that it stays the same as it is without buildings
Wide shoulders for safe bike riding
Open areas, benches, ocean views.
Pinto Beach
it exactly the way it is, do not ruin it.
that there are large open fields to play in
The lack of development
that it's under developed
Ocean views
That it is not developed
A lovely drive along the coast

What do you like most about south Carlsbad Boulevard today?

I like the wild flowers that grow in the spring right off of Palomar blvd
the ability to park right on the side & watch the surfers & waves
like that is is a divided highway
Ocean view
Lack of too many structures
bird watching
Walking along the coast
Scenic
Nature
Easy driving access
Beach access
Traffic is slower
Driving the coast for the view.
The simpler way of life it represents.
It left alone
Accessibility of ocean
that there is not too much traffic.
Natural vegetation
That there is open space. Not buildings
the beautiful view of the ocean as you drive
The nostalgic sound of the cement cement road
View of the ocean
Riding my bike along it
Untouched nature
The folks flying radio controlled gliders just south of Palomar Airport Road.
No business on the strip
Ocean not blocked from view when driving by (except campground area)
walking; bike-riding
Access to beach
The low level of traffic.
beach access

What do you like most about south Carlsbad Boulevard today?

being able to walk this part of Carlsbad Boulevard
The views!
Access to beaches
Feels local
Natural views
The natural state it is in
unobstructed views
To walk,ride a bike or take a scenic drive.
The natural space
No housing
Less traffic
Pedestrian access
That it's natural beauty, and feels open and has breathable space.
Undeveloped..... keep it that way
Not a parking lot
The view and access to the view (no buildings, cement parking lots, retail shops.)
No retail spaces
Nothing else
Everything
The wetland
Few houses
Sitting at the overlook watching the sunset or having lunch.
the relative quiet
How few big buildings there are
Driving the coast with the least amount of traffic congestion due to too many new businesses.
Open space of natural.
undeveloped
It isnt all developed and portions are natural open space for the birds and animals to enjoy.
I like to see the RC gliders that are sometimes flown there. They are a friendly informative group of people
The open spaces between the coast highway where birds and water come to keep it natural
The mellow atmosphere

What do you like most about south Carlsbad Boulevard today?

An alternate route in the summer when I-5 South becomes a parking lot
The divided north / south lanes
The water
The unobstructed view of the coast
Continues public beach access
proximity to water
It's open look
The great ocean vistas
The most pristine and beautiful part of the coastline in north county
The beautiful natural coastline
Unspoiled
that it is Scenic!
South Ponto State Beach
some free parking
Access to the beach
that it is natural
Open space
the visual of the ocean
The open space
looking at houses
not much traffic
beach access
the view of the ocean from the road
no more high rise buildings
views
watching the sunset
Bathrooms
That it is natural
No buildings
view of ocean shoreline waves surfers hikers
The beach itself

What do you like most about south Carlsbad Boulevard today?

The greenery along the road
The lack of commercial buildings
No hotels
Please don't change it!
scenic
The unobstructed view for ALL residents/ visitors to enjoy
Biking
The way it is
Easy driving
Wide bike lanes on both sides of Coast Highway
easy access from my home
Nice views
able to drive along the coast and just look at the ocean!
It's natural
The visibility left and right of the ocean
LEAVE IT ALONE! No buildings; no money-makers.
the view
not monitored/policed for basic activities
The natural beauty of the coastline.
Accessible free parking
Openness
Lack of development
Bike route
Very few stop light and pedestrian crossings.
Not overdeveloped
walking along the water
That it remains open space
Few pedestrians trying to cross the street
Open space
Old california feel last remaining stretch largely untouched
Beach

What do you like most about south Carlsbad Boulevard today?

beach access
Lack of buildings
Walking next to the bike path with views of the ocean
That it is undeveloped
An outdoor workout area with machines (St Petersburg FL has one along the bay)
Cultural and scenic value
Access to existing trails
The free beach front parking and low key glider port
See nature untethered
Open spaces
Parking View at the west end of Palomar Airport Rd and Carlsbad Blvd.
A two lane road
The views
Not a lot of traffic
You can see the beach and waves
There are no buildings, parking, or other eyesores there.
areas to park and walk along the beach
Lower number of traffic signals
That it is undeveloped
the sea views
the drive through there never seems backed up.
less traffic than Hwy 5
Walking
Ease of driving there and parking
Parking along beach
Walking , jogging there is tranquil
Wing able to see the ocean while driving
No development
that it is just 2 way traffic
No commercial buildings blocking view
coastal access

What do you like most about south Carlsbad Boulevard today?

Nothing blocking access to the beach
access to the beach where provided
Scenic drive
Kept very clean
The view
Pedestrian access
Relaxed drive
It has beautiful beach and ocean views
access to the ocean
Open space
not congested with buildings
The beautiful and incredible sunsets
being able to drive along the coast at a leisure speed
views of ocean
Ocean view
Ocean access
The views of the ocean.
Walking trails
open space
The public beaches.
Open space
Unfettered view of the ocean, while driving on Carlsbad Blvd.
to watch the waves
Area
that there are not many business along it
Bike lanes
Biking
availability of parking
general access
the beach
View

What do you like most about south Carlsbad Boulevard today?

lack of building
Parking availability and beach access from Surfside Ln
Views
lack of development
View of the ocean
be able to see the beach and ocean from the road
There aren't any business or stores
lower speed limit
The views
Open space
Speed of travel is high with little congestion.
easy beach access and parking at both ends of the campground
Not a lot of traffic
That is is natural
The view
Openness
Unobstructed beach & ocean view
Being able to walk on the bluffs across from the mobile home park.
that it isn't as congested as our neighboring two lane PCH
View
more natural setting
Bike lanes
Eating lunch in my car while watching the waves
the pedestrian activity
Views of ocean
the views
Undeveloped natural coastline feel
Limited but adequate parking
Wild life
Running above beach
the open space

What do you like most about south Carlsbad Boulevard today?

Littler Traffic
can't become overcrowded with traffic
Untouched coastline
Open
The open land
slower pace than I5
Ponto Beach use to be accessible from LA Costa Ave
Rustic coast line
bike-ability
The View
That there are not a TON of people in that stretch of beach.
The sand strip
The easy commute
retro
Parking options to park and view the ocean
The undeveloped area
clean water
Rugged, natural beauty
there is usually free street parking available during off tourist season
the open area
parking at north end of State campground
not feeling like Carlsbad is over-developed
Love seeing the beach
Easy access to the beach.
free parking along the bluff for ocean viewing
designated crosswalks with flashing lights.
the views of the ocean
ease of access
the fact that its not overdeveloped
open, undeveloped, natural landscape
the view

What do you like most about south Carlsbad Boulevard today?

it's not Huntington Beach: over developed
access to the beach
Unchanged for decades.
An option other than I5 during peak traffic hours
natural environment
Walking trail
Safe
the natural plants
the smoke stack is gone
Views
Open views of ocean and coastline
Open space
Has limited parking so terrain has natural appearance.
it's quiet because there is limited parking
Views of the ocean from the road
less traffic
not overly crowded
that you can't drive too fast. Enjoy the scenery
parking access close to the beach
Resturant
less crowded than north Carlsbad coastal area
Undeveloped appearance
You don't have many stop lights
ocean views from driving down the street
Views of Ocean...Not Crowded...Accessible...Welcoming
Free parking
It's not covered with people there trash and cars.
Sitting for sunsets
that it feels like old California/historic
The natural space with no development
No buildings along the coast

What do you like most about south Carlsbad Boulevard today?

places to sit with friends
small beach town vibes
open space views
Bike lane
Relaxing drive
standing on a high bluff and watching the sun set in the Pacific
Walking
biking near the ocean
easy access to the beach
walking along it
areas without cars
Controlled and enforced speed limit
ocean views
That it is undeveloped
Access to the beach
The lack of parking
the ocean views
Walking on the cliffs
Coastal view
the campground, love the smell of campfires.
That the view is unobstructed as I drive by
views
being able to be so close to the beach
View
Rural feeling
that it's natural open space
A retro-image of the old coast highway
Low development
few stop signs or lights
Sidewalks for pedestrians
Sound of the ocean

What do you like most about south Carlsbad Boulevard today?

biking
Ocean view
The views
Maintains the charm of earlier times
to see the seasonal blooms along the route.
The overall aesthetics
the views
slow pace of traffic
Low footprint on the land
Car camping at the beach
that it looks like it did when I moved here in 1985
Beach access
open area
The back to nature.
Uninterrupted open space
That the building heights are restricted that the ocean can be seen from several streets up.
Park close to the beach
Unobstructed views
Driving s. Carlsbad Blvd is relaxing.
Beaches
There are no commercial buildings
Great meeting place
Walking along it
horrible parking
Not a ton of traffic
Open space
Ocean view
The beautiful view as you drive, walk, bike
hike/walk along the beach
beautiful scenic drive
Not too congested

What do you like most about south Carlsbad Boulevard today?

walking or running up and back
Seeing the beach from the road
The feeling of nostalgia & appreciation for how simple life used to be
Represents Carlsbad's history at the beach
The space looks natural
Camp grounds
The cleanliness
Bicycle access
Parking by beach
Lack of commercial development
Light traffic and few cross streets and parking areas make an ideal stretch of road for bicycles.
walking and bike paths
That I can drive along and enjoy ocean view
Ability to walk on the boardwalk where it's available
That it gives south Carlsbad a mid century vibr
Bike lane
The feeling of space
The beach
Ocean
No more development
cruising the 101 rather than the hustle and bustle of the I-5.
Nature's gift to us, leave it alone,, we are very pleased as is. 😊
Biking
...beach access
That I can go for a run on an untouched dirt path that has not been paved over.
Views of the surf and coastline
the wide bike lanes.
Access to some of our favorite Carlsbad beaches
Open space
Views
Jogging/biking along the campground and bike lane

What do you like most about south Carlsbad Boulevard today?

Can see the waves from the road
non-commercial land use (no stores, restaurants, hotels)
The ocean view unobstructed
Wildlife that makes home there
Beach access
How peaceful and undisturbed it feels.
Open space
Parking availability
The rural feel of the area
open non commercial spaces
Beautiful vegetation
No buildings on coastline
surfing
Bike lane
clean air
Some kind of look out like a park
Looking at the ocean
parking along the bluff in the state parking area and having lunch overlooking the ocean.
Beach access
Riding my bike along the coast
Flat terrain for bike riding
Ability to walk and bike
Easy access to beach
Sitting on the benches to watch the waves, birds, and people watch
Bike lanes
Nature
no buildings
The beautiful drive along unobstructed views of icean
that the traffic moves and it is not stop and go as you move further north.
Beachside campground.
Still open space

What do you like most about south Carlsbad Boulevard today?

Access to beaches
Beach access
free walking on sand at low tide
Easy access to the 5
There's space
The restaurants
The lack of development
Bike lanes
beach access
sit in my car above the bluffs
A nice divided road
Biking along the boulevard
That there isn't retail and restaurants
Seeing birds & animals in natural environments
The view
Biking
How it's untouched and just coastal
The ability to park and walk on the beach.
the open space
lack of development
Great view
the open space right by the ocean free of concrete development like office buildings.
Bike lane southbound
THERE IS NATURAL BEAUTY RIGHT IN FRONT OF U
Lots of nature
proximity to ocean
No Businesses
Cruising
Walking by the ocean
the bike path
Riding my bicycle along the gorgeous ocean view drive

What do you like most about south Carlsbad Boulevard today?

the open land and open sea area
View
Openness on both sides of 101
Biking along coast
That has a sidewalk
Lack of too many stoplights
Bike lanes (can be improved)
I like how open the area is now.
Ocean access
Easy access to Hwy 1 and downtown Carlsbad from Palomar Airport Road
That it is great the way that it is
Direct access to parking
being able to see the ocean
The natural landscape
Coastal land with winding trails to walk.
the free parking to look at the ocean
Coastline
Good views
views
50mph speed
Rustic
natural elements
Beautiful
Walking paths
Open
Parking
Lightly traveled
Views
The fact that it is undeveloped and rugged
The views
Outdoor space to enjoy views

What do you like most about south Carlsbad Boulevard today?

Ocean
It's an alternative to a gridlocked I-5
The natural landscape
Natural habitat
Pristine beaches
I like that I can see the water for a large part of the journey, enjoy the views and open space.
The feel of nature in spite of some development.
Open space/open air
Quaintness
That it offers another route the goes both north and south other than using the freeway
Parking and watching the waves and surfers
Easy beach access
No traffic lights
The access
The beautiful birds!
Lack of traffic
fresh ocean air
no residences built on the bluff
Easy beachside parking
Open space
Normally uncongested
Beach/cliff view
restaurants
NO development at all!
natural vegetation
It's not crowded
Grass
Unplanned
Smooth moving traffic
Open space
The lagoon.

What do you like most about south Carlsbad Boulevard today?

That it isn't covered in houses
the coastal views
Being able to park right next to the sand
two lanes
Sports facility
I can see the ocean while I drive
Riding my bike
It as is, do not change.
going to the beach there.
Clean and well kept area
that it's not too trafficky
There is limited parking, keeping the beaches from over crowding
lots of access points for people to park
such a pretty drive
Campgrounds nearby
that it allows views of nature
Views of ocean
walking the sidewalk path
That everyone comes here to enjoy the coast.
The cliffs from terra mar south
Lots of parking.
Less traffic in that area.
Non-commercial
Bike lanes
Walking Running lanes
Parking taken up in the mornings by the surf community enjoying the natural coast
A few Small Gazbo for activities picnicing, game playing, photo ops, small gathering for residents
Beach access
Usually less traffic than I-5
Views
Access to the beaches.

What do you like most about south Carlsbad Boulevard today?

Crossing pedestrian signals
No tourism
That the views are unobstructed
sunsets
bike lanes
Going to the beach
I love driving up and down the coast and use this route daily instead of El Camino or I-5 so that I can enjoy the ocean views, even if the drive takes a little longer. It is worth to me. I'm sad at the thought of the City rerouting so I can no longer enjoy the view on my daily drive home.
I also like walk this area on the road and then moving onto the beach when available
That there are unobstructed views
That one doesn't have to go fast. Just stay right
being able to park and get to the ocean.
To walk my dogs or walk with friends along that stretch
That it is uncrowded
Slower pace than driving on the 5
it is great for biking
a few restaurants overlooking the ocean
Space to drive
There are some areas to park and get out to sit and view the ocean and sunsets
Beach Access
little congestion when walking near road
open space on the west
I use the bike lane (which should be separated by a median)
Open areas, fewer houses than other places
That it is an alternate route to I-5 and 'hell' Camino Real
bluffs
access to the beach
How accessible it is.
The beauty
Being able to eat my in-and-out burger pulled over to the side of the road and look for dolphins
wide walking sidewalks

What do you like most about south Carlsbad Boulevard today?

bike lanes
The southern portion from Palomar Airport Road to La Costa allows good traffic flow.
Wide streets
Limited development
One of the most scenic stretches of Carlsbad blvd
The small, intimate feel
That it is not developed or utilized
Smell of the ocean air
The lack of development along that portion of the drive. (Few houses, businesses, etc)
Access to the beach/coastline without many homes
traffic moves well
Mostly open native land with views
very scenic
the beautiful view.
Usually traffic free
Bike riding
Scenic views
Easy driving
Lots of runners, walkers, and cyclists use it.
Not too busy.
the ability to pull over and park to take photos.
The coastline views
more parking
I like to park along designated areas and walk along the cliff above and look out at the ocean and surf
Easy access to the ocean
The scenic views.
Ability to bypass the standstill that us the 5
The large medians and unobstructed views of the ocean
view of ocean
The trees and landscaping in the medians
Relatively natural (undeveloped) coastline

What do you like most about south Carlsbad Boulevard today?

Parking near the beach
Bike riding
My blood pressure immediately drops when driving that section because of the ocean view
easy to appreciate the ocean
the absence of commercial buildings
feelig of open space
2 lanes, wide roads
Open space
That it is 4 lanes wide
Fancy homes to look at
The view
Median unspoiled by development
its emptyness
Is left natural with paths for walking, biking, and beach
The views
Some of the best Beach access
views of our incredible piece of ocean
Only place you can go during summer to avoid traffic
It gets me to my house
the ocean view
The views
Beach
Beach access
the views into the lagoons
The bike lanes
Not too busy
the limited ocean views currently available that people with disabilities can see from their vehicles.
the unobstructed view of the ocean
That it is not built out with buildings and structures
No big condo developments
that it's an undeveloped, natural landscape

What do you like most about south Carlsbad Boulevard today?

Bike lane
no buildings on coast south of Palomar
Parking lot south of Palomar Airport Rd. for watching the sunset.
scenery
The ability to walk along and drive beside the coastline.
Low development, abundant open space.
You can see the ocean
beach access
Beautiful view of unspoiled nature
especially staying in the car.
the view
That it is public
It's a buffer between Carlsbad and Leucadia.
Shops
Nature
the views
it is only 2 lanes
Campground
The location
the light traffic
That it still feels like a place for locals
Unfortunately the I5 corridor is so jammed up that overflow moves to the coast.
parking is close to the beach
that it's open to the public
The opportunity to drive and bike near the ocean the way it has always been.
the lack of multi-story buildings.
No dogs on the beaches
No dogs at the beach
today the unobstructed ocean views while driving on south Carlsbad Boulevard.
All the people riding bikes
parking close to the beach

What do you like most about south Carlsbad Boulevard today?

The feel of various elevations of coastline- feels natural
No giant parking lots
I like the room between the campground and coast highway
Being off the freeway
The timeless beauty of age
that it grants access to local businesses along the coast.
the natural feel
lack of development
traffic flow
Easy access
Nice coastline view
Minimal parking lots
A great alternate route to I5
to take long walks
lack of high rise buildings in town and ON THE COASTLINE
surf access
Seeing nature; birds, animals and fish
Not developed
Walkability
Easy access to the beach
I like how well the city mantains Carlsbad Blvd. and beaches.
Sand
Bike path (kinda)
The coastal drive
the bikeability of it.
Camp store
that it gives easy access to the beach all along it's length
Open spaces
it's untouched, please leave it that way.
...the possibility of increased, reasonable, temporary vehicular parking.
Seeing nature as is without excessive building in the way.

What do you like most about south Carlsbad Boulevard today?

Dog walking areas
Open land
beach
taking walks along the coast, watching the sunset
bicycling
It's undeveloped. It's difficult to find a coastal area that isn't houses and condos.
Open space
Bike lanes
That there are not kitschy, touristy, overpriced, non-environmentally friendly buildings and businesses along the last open expanse of road in coastal north county.
I'd be afraid they'd grade it like a freeway abutment and plant boring Gazanias everywhere.
Bike lanes
the view of the ocean when driving
it is pretty
Accessible open space
The lack of too many people and the openness that our city has lodt thanks to bad decisions by our City Council.
The Campgrounds, and free public parking availability
bike lanes
that green space for birds and ground animals is kept natural
its charm as you enter or leave the city
that in its present state it is enjoyed by people from all over the community
Family friendly
Everything
Natural beauty
Beach access
That it is open space and no hotels and no restaurants
natural setting
That it seems like Beach land that has been untouched
That is one of the only pieces of coastline unobstructed
That it has a small town feel
Open space. We have enough hotels and shops in the downtown carlsbad area so we don't need more
Open space

What do you like most about south Carlsbad Boulevard today?

No buildings
as much natural vegetation as possible, to preserve the ambience
No artificial man made structure
THE NATURAL LANDSCAPE
it, so please don't fuck it up
Lack of any structure
that it is a natural place for wildlife
The field
Police presence
Knowing that when I think of California, the untouched South Carlsbad Blvd comes to mind
That there are not a lot of businesses in that area cuts down on traffic
Family and recreational vibe
Not a lot of obstructions
No multi story commercial/retail buildings along that stretch
Un paralleled access to ocean
Unobstructed views
The city's integrity the way it is. Stop over building!
the untouched open space
Pedestrians riding bikes, walking, running
Abundant free natural beach parking
Seeing bicyclists, runner, walkers, surfers, dolphins!
perfect for biking and exercise
biking with my family on it
Fresh air
The scenic drive
When sea level rise takes the bluffs (as it will), it's free of buildings. Mother Nature will have her way and it won't cost Carlsbad a wasted penny trying, in vain, to save anything.
people to enjoy , not destroy the cliffs.
Preserved natural habitat
that it is not covered in development.
the beautiful drive
That there are areas where people can park and meet up .. eg the turnaround and dip in the road.

What do you like most about south Carlsbad Boulevard today?

That I can park and watch the sunset over the ocean from my car
I like that this is an open public space. No development should be in this space.
The unobstructed views!!!
That it is not highly populated
Beautiful vast views of the ocean, I often drive it to feel better
Not overly commercialized with large buildings
That there is camping for those who enjoy camping. (I do not)
That it is and has been this way all my life
Beach access right next to parking
Feeling like I'm reliving California in the 50s
to drive it - it's peaceful
Less traffic
Walking path
picnics with friends on the cliffs and on the beach
Driving down the coast
Looks original
the cliffs
sand
Natural untouched coast
No hotels, just recreational use
the safe places to cross the road
the fact that it hasn't been sold out to commercial interests
greens
lack of parking on street allowed
Easy access to the beach
That it is natural and has unobstructed ocean views
that it preserves wildlife areas
Driving along the coast with uninterrupted views of the ocean
beautiful view of the ocean
No hotels
That is a beautiful scenic drive

What do you like most about south Carlsbad Boulevard today?

leaving the area as open space
view of Carlsbad headed North coming down the hill at N Ponto Beach
Open views
Enjoying viewing the ocean while biking or driving on it.
Lack of pavement, lack of it bro g developed, too few spaces like this left in this town. 😊
Uncrowded street
Open space
The vibe of a real town
The natural breeze that comes off the ocean
That it's one of the last stretches of road that you can drive bike & walk along the coast
Campgrounds access for bikers
view of the coast and lagoon
How it is. No tourists
one of few way to go south without going on the 5
Less development for tourists.
the beach access is more difficult making it perfect for locals
No retail on the beach
The running paths
seeing the ocean and no hotels in this space!
it not to change
pride in my community
No obstructions
beach access
the open space (which is dying in our city).
Limited congestion
That no stores, shops, hotels or any man made structures are there
2 lanes of traffic in both directions
The lack of building and hotels
The ease and simplicity of it
Walking on the beach
Leaving Beach areas as-is

What do you like most about south Carlsbad Boulevard today?

Nature
Open space
Open space.
The view
The fact that it is not touristy!
trails walking paths
The native habitat
It is a break from the usual coastline, it's beautiful and wild.
open view
Public restrooms
The ruggedness
No stop signs/street lights making it an enjoyable drive
Beach access
lots of unobstructed views of the Pacific and bluffs
to watch the sunset
Little to no stop signs / stop lights
View of coast from the road.
running along that stretch of road.
To drive by the ocean. That is what makes Carlsbad beaches so special.
speed is not too fast
The tidepools.
Few structures between road and coastline
To pull over and see the view from my car.
greenery along camp ground areas...
it doesn't feel over developed and crowded (except for that hideous hotel @ Ponto)
The views. Both Southbound from Palomar Airport rd, and Northbound groom La Costa.
the laid-back vibe (cruising vibe) it has.
Doesn't feel crowded or overly developed
Charm
the absence of commercial, retail, and housing

What do you like most about south Carlsbad Boulevard today?

Open
views
existing habitats for birds/animals
walking, running, riding along the coastline
Ecological Value
views of the ocean
Gorgeous
Being able to park on the cliff and eat a burrito while watching the surf
Gathering space
Beautiful ocean view
Campground
The environment in its current state.
the natural feel of the area and like spending time exploring the areas.
to take my dog to play by the coast
No congestion
Beach access
the lack of development
the seating opportunities
Accessible
I like that the traffic lanes are separated to the degree to which they are
Campgrounds & not busy beaches
the quiet, solitude
limited auto access
having no obstruction to the view
lack of beach retail
Not too busy
that it isn't congested and visited by tourists
The nature
That it is not developed!!!
access to beach is limited thus reducing overcrowding of the beaches.
The open beach options

What do you like most about south Carlsbad Boulevard today?

The CloseProximity
The services
the open veiw
the limited section that we can run along (safely).
parking
Free Beach parking
No large buildings
The campgrounds
The wide lanes
the open feel.
open spaces with campgrounds but no construction
the open space
that at 70 I can park at Turnarounds, cross the highway and carry my board up and down the cliff, just as I did at 12
you can see the wildlife the greenery
It captures the essence of traditional PCH...
that I can use current street to access wonderful restaurants in downtown Carlsbad and along the coast
Can see beach from road
Biking next to the ocean
limited pedestrian traffic
no buildings obstructing the coastline
Low speed limit.
Public access to view the ocean rather than private residences only
The scenic drive unobstructed by any buildings
Historic Hwy 101
that it's accessible via car.
The calm reminds me of Torrey Pines
Not overly developed
crossover with signal at Solamar Drive
the views of the ocean and beach
little traffic congestion
running along the beach

What do you like most about south Carlsbad Boulevard today?

During one stretch I get to see nothing but beach and undeveloped land, that's VERY relaxing. There aren't many places around in our everyday world where we don't have to see developed land. I miss that.
Convenience
Unobstructed
The natural bluffs and campground
the alternate route it provides
The southern view while driving down the coast around sunrise in the spring and summer.
biking
The areas where there are two lanes of traffic in both directions.
that it's scenic
that it is undeveloped (for the most part)
Natural look, no square buildings in the way of the views!
lack of development in general
Natural existing landscape
seeing water fowl, marine life and the unfettered access to the water
Not many commercial areas
That you can just part along the street and go for a walk on the beach
beach days
Quality of the council and staff
Clean peaceful open space.
quiet, natural spaces
How uncrowded it usually is
Clean air
Bicyclists not in road like Encinitas.
Visualizing a 18 hole par 3 golf course there
DO NOT BUILD MORE USELESS RETAIL SPACE
To see the ocean, the stretch of beach and the wide open area.
Beach access
its the best drive from an Diego to Oceanside
The safety

What do you like most about south Carlsbad Boulevard today?

Walking trails/bike trails
The one way direction of cars on it
People enjoying life
I love being able to drive near the coast
Ability to ride a bike
We have plenty of parks already through the city of Carlsbad. Leave the coast alone.
access to ocean
Classic Carlsbad scenic coastal route
The sparseness of development
that I can walk or ride my bike and enjoy a setting that for the most part is natural.
Access to beach.
Walking path
The open space with no buildings
The openness
Campgrounds
The culture
Open land
taking the coast as a scenic drive
having a route besides the freeway to take to Carlsbad village.
Tree decorations at coast and palomar
multiple lanes for faster traffic movement
While so many other beach communities have "built up" their coastlines, Carlsbad has preserved its natural state. Consider making changes to the current park located on Cannon and Carlsbad Village Blvd.
How it changes with the seasons
A scenic route as opposed to the freeway
so much nicer than traveling the freeway
that there is free parking along the beach.
The classic concrete road.
convenient
driving slow in the right lane
Volleyball field
less crowded beach for local residences to enjoy!

What do you like most about south Carlsbad Boulevard today?

CAMPGROUND
few pedestrian crossings
Alternative to i5 traffic
the parking along the coast
Visual ocean access
small scale, few lanes etc
That it's not like LA
The natural sand parking at Ponto is wonderful and free! It provides just enough access to that beautiful beach, but doesn't overwhelm it as the beaches in Orange County plus you walk right out onto the beach without a long distance to travel through a parking lot or neighborhood to get to the water.
Wind swept trees and vegetation
that I can ride a bike.
that it has bicylce access
Cycling
The view of the ocean
Easy beach access
Wide lines
The undeveloped open space that is left along the Blvd
Nothing
Generally good life-safety officer presence.
That it has remained the same since I was a little girl in Carlsbad
And you don't have to be on the freeway
It's a great place to run
Lack of congestion, traffic
Easy fwy access from both ends
Easy beach access/parking
no crowds
Restaurants with a view of the coast
I can see the beach
The trees at road dips
The beaches and the easy access
Beach atmosphere

What do you like most about south Carlsbad Boulevard today?

PUBLIC ACCESSIBILITY OF COAST/BEACHES/OCEAN
Uncongested vehicular travel with a gorgeous view of the ocean
the parking access to go surf.
accessible
Ease of travel through corridor
that it doesn't take any longer to get to Carlsbad Village than taking the 5 and it's a nicer route.
family town
Perfect as it is!
Feels like 1960's
Serenity
it gives wildlife areas to land in unincorporated areas
avoiding the freeway
local
campsites
not too many traffic lights
The beach areas just north of Leucadia for swimming, hiking and watching the sunsets.
easy parking to access beach close to the road
that it appeals as a surf spot and doesn't attract too much other attention
Ocean views
None of the people who trample the hillside going down to the beach.
walking/bike path
the ability to run/walk or scoot/skate along the ocean with my kids safely
Not very congested with buildings
It is very scenic.
Good bike lanes. Good sidewalk space and old Hwy 1 for biking off the main road.
Traffic Can go on both of the current roads- Don't expand the bike lane and don't lose a traffic lane
Nice drive
less cars, traffic, homes
part of it has side walk
not having retail in the area, we will have that in South Carlsbad
having north-south access without having to drive on freeway.

What do you like most about south Carlsbad Boulevard today?

no traffic lights
Bike Lanes
day use camping/overnight camping
Very few stop lights
Eating at restaurants with a view (i.e. Viggilucci's, etc...)
Native plants
The area where some cars can park facing the ocean, where you can bring your lunch and eat in your car (but there are few spaces)
It's great for bike riding and walks
Naturalness - ocean, beach, sandstone.
preservation of wetlands and lagoon
riding my bike along the shoreline
that it is well maintained
the lack of commercialism
Ability to bike past beaches and fun
Camping
enough businesses and restaurants to keep economy going but not so many that traffic is super problematic
the fact that it is the most gorgeous drive in all of SD.
No new developments or resorts.
Low traffic
bicyclists can ride along coast
that it's not the freeway
The parking lot for sitting in car to enjoy view
Ease of transportation
That it is undeveloped.
The fact that there are no buildings
scenery
open view of the ocean and sunset, available to all
Beach access
free parking along the coast
pedestrian resources
being able to enjoy the sounds and smell of people camping

What do you like most about south Carlsbad Boulevard today?

great ocean views
The beauty of the being somewhat private and easy to get to from my home up Alga
That this area has less people than the rest of the quickly overcrowding coast
the break from the intense Interstate 5
The open spaces
no massive industrial and commercial development.
it the way it is
riding my bike along the coast
I like the coast and biking trail just how it is.
Unobstructed view of the ocean as I drive
That if I don't want to walk I can still enjoy an unobstructed coast drive
the views
Biking the coast
the walking path next to the beach
Fairly private area not too crowded
That there is little development 😊
2 lanes
Feels like a local beach
...it's untouched beauty.
Beach access by foot to local residents
View of the ocean
Biking on the road
The accessibility
Multiple lanes
The undeveloped places
The coaster
few traffic lights
that it is not inland.
Open spaces for physical activity and to interact with the outdoors
the more natural setting than other areas.
Easy parking for beach

What do you like most about south Carlsbad Boulevard today?

Not too many buildings on the coast side of the street
No pedestrians running across road
bird watching
not a freeway
It is a fantastic place to ride a bicycle
Quick and easy access to north Carlsbad from San Pacifico
access to the beach
that there aren't too many stoplights or stop signs.
Cliff/beach access
watching the birds
I love it the way it is, undeveloped. Please leave it alone.
Observing the sea birds.
ocean view
Good parking to access the ocean and the sidewalk
Nice alternative to the 5
Traffic is manageable.
Not many red lights
I can avoid the 5
kind of good enough room to walk
Views
Fuck off
Beach access
That it's quiet
That there are not houses or businesses blocking our view of the ocean in this area
Two lanes of the boulevard, north and south
And that you can see the ocean without unnatural stuff in the way.
that it's a place for locals to enjoy.
the fact that we are future planning my this most precious i understand time changes everything
The safety
that it is still in a fairly natural, not urban state
the ocean air

What do you like most about south Carlsbad Boulevard today?

Rare stop signs
the memories both good and bad
Area is not highly developed w/buildings
undisbursed ecosystyem
No traffic
no time limits for surfing
No buildings please, only open spaces!
The natural habitat
That there is parking available for scenic views.
Open and clean
Ability to bike, run, and walk along coast, and beach access
parking
Driving next to the ocean
Ability to ride or bike right on the coast
To walk my dogs on both sides
police presence
little traffic
Ability to walk, jog, ride bikes
public access
Along the walking path, To have facilities for professional conferences - jobs, music, etc
The natural beauty and the wild life.
The way a beach highway is supposed to be
The natural coastal habitat
Flashing crosswalks
That it has remained the same for a long time and that its uncrowded and peaceful
Low traffic
Open feeling
That it's not over developed.
The lack of development
Parking with ocean view
The sidewalk/ability to walk along the coastline

What do you like most about south Carlsbad Boulevard today?

the beauty of no buildings there
Uncrowded beaches
South ponto beaching
No retail businesses
Nothing commercial
Little development or grooming of the beach.
Very little traffic/congestion
Low to moderate traffic
I like the unobstructed views
That it still feels local and isn't completely packed with people
That it's not industrial
Plz Don't mess with Nature
The little bit of seclusion that I feel when using the Blvd
free parking
the sidewalk and boulevard above
The campgrounds
Ocean views
beach side Parking
Biking with few intersections or parked cars
that the highway bisects and buffers natural environments from the urban environment across the highway
Two lanes of traffic both directions
the dip down into encase creek on carlsbad blvd
The campgrounds
ocean view
Allowing nature to be just that.,
the campground
not cluttered with stops/shops/distractions
Not pretentious
the proximity to the state beach
The relatively low traffic density
The immediacy of the water and surf

What do you like most about south Carlsbad Boulevard today?

the different viewpoints
biking
Low density
Seeing nature and the water as I drive by.
The natural landscape and power plant.
that everything is just how it is
almost no traffic lights so traffic moves quickly, unlike the Encinitas to Del Mar corridor
Weather
That it has 2 lanes so never much traffic
no development
No obstruction to the beauty
Beach Walking Path
Natural habitat
peacefulness
The waves
Biking
Its free
I Love being able to park and watch the ocean and being casual not pay parking or parking lots,
Availability
View of ocean.
The views of the pacific
Access to the beach in the few places that have it.
stopping along the road to see the sunset
ease of access to South Ponto, Tamarack beach parking
Walking and hiking options
View
The benches/ trash cans/ bike racks.
minimal parking to prevent overcrowding
Watching the sunset
native plants
The open air

What do you like most about south Carlsbad Boulevard today?

that you can park for free along the coast - in the sand near south ponto, etc
Gentle drive
beach access
feels open
Openness of the road.
No stress parking spots with easy access to the beach
scenic route
I like that I can bike safely
Only two lanes each way w/only a few traffic lights
walking (but need better sidewalks)
The more natural and coastal environment
Traffic isn't too crazy (until summer)
Mom & Pop vendors
free parking
Some walking on the beach
the tranquility
strolling, walking, and enjoying the beaches and picnics at sunset
No development/natural
being able to park near ocean
unspoiled
old-charm feel
beach accessible
The natural look not commercialized.
The undeveloped areas
Some things to remain the same
I like the close parking to the water.
Scenic
there are parking destinations at both ends and the streets in between
Lack of development
simple, without lots of manufactured "amenities"
very few stop signs / traffic signals

What do you like most about south Carlsbad Boulevard today?

The beautiful coast
uncrowded
walking & biking with ocean views and breezes
existing bike lane
knowing we value open space
Divided highway
miminal businesses
Freedom to stay or walk from 10 minutes to the whole day without worrying about cost or time restrictions.
not commercial no one is trying to sell me something
how the portion near Poinsettia was landscaped w palms & sidewalks on east portion
The feel of the natural coastline
not too much traffic
Great walking path/boardwalk
That it can't be touched by the Cori Schumacher agenda! So happy she resigned!
Provides an image of what historic Hwy 101 was like
distance between cars and pedestrian/cyclists
sit down and picnic
handicapped parking
I like the views of the ocean and beaches
i love the camp store!!!!
The beauty and clean air
the cement walking path on the northside of Carlsbad Blvd
alternate driving route in place of I-5
the wild, natural landscape
The beauty of its natural feel
Easy access to the beach.
That it's an alternative to what might be a congested I-5.
Some SMALL shops/restaurants
Less harried than driving on I-5
Just like it is

What do you like most about south Carlsbad Boulevard today?

No buildings - just street and coast!
No houses
Wide walking pathways
Wide and clearly marked bike paths
Bike lanes
A remote stretch of beautiful landscape
2 lanes in either direction to accommodate traffic
You can get away by yourself if wanted
The natural beauty without public spaces
Relative lack of traffic (most of the time)
The beaches
Free parking
The greenery
that it is a pleasant stretch of coastal drive at higher speed.
Open land
Campground
how clean the beaches are
Sunning
Jogging/walking along the shore or sidewalk
it is open and natural and not a typical city street.
Not built up
ocean views
Minimal tourist
No road signs
The unadulterated scenery
Easy access to Carlsbad Village
Ocean view
no fast food
The natural landscape
uncrowded
Bike lanes

What do you like most about south Carlsbad Boulevard today?

It hasn't changed
Walking areas
the view
Bike accessibility
That it is Still one the only wide open stretch along the coast
It still feels like it did in the 1960's.
ride my bike
Intensification of use of extremely underutilizes land
How spread out the N/S bound lanes are.
The trails that are natural and would not change a thing
I think we need to be here for a bit far for generations to come. Otherwise we end up like orange county.
2 lanes for easy traffic flow.
The lack of structural development
beaches are more secluded because of less parking, difficult access
easy means to Encinitas
The beauty of untouched land
landscaped medians and wide sidewalks
Undeveloped
It hasn't been built on.
Walking paths near the houses
Ocean views
No buildings in the way
That there are bike paths
Bike lanes
the scenic, and less crowded alternative to congested highway.
no traffic backups.
Lack of retail and restaurants
Limited traffic demands.
longish stretches without traffic lights
The street is a throw back to the old days
Open space

What do you like most about south Carlsbad Boulevard today?

It is not built up
Walking
wide bike lanes
Walking
walking and bike riding along the coast.
Quiet
Pretty drive
that it is not made for tourists
Small amounts of people
that there are no large buildings blocking the view of the ocean
The way it's been for years!
the view
Seeing the nature
Volleyball at Ponto Beach
No shops and restaurants
running path
Enjoying view
The easy drive
No homeless
The way it is
Looking at all the beautiful views down the coastline
Lack of development
it better than the 5 during rush hour
How rugged it feels
General lack of congestion
Easily accessible beach and beach walk at tamarack
winter, parking and looking for whales traveling south
A lovely stretch of beach without parking lots , retail, and subsequent trash - a place to enjoy the natural environment
for now it is not too congested and free flowing
Alternate route if I5 gets clogged
That it is untouched compared to other parts of our shoreline. Perhaps the last.

What do you like most about south Carlsbad Boulevard today?

Camping grounds
unobstructed vies of cvoastline
Seeing surfers and sunset on my drive
I wouldn't change a thing--leave as is and save tax dollars.
the free access
the existing development doesn't obstruct the coastline too much
undeveloped open space, you do not need the money
it's gorgeous
The parking spots on the cliffs over looking the ocean
Plenty of parking
walking or bicycling along the coastline
Long beach area
Walking my dogs
It offers an alternate route from the 5 freeway
Walking along the southbound lane, along the coast.
Quick way to go and avoid freeway
Beautiful view
The views
potential to keep both
The double lane highway with wide bike lanes
Nature
Great place for volleyball
Going to the beach
No homes west side
Not too many lights
The lack of housing developments
Wildlife
That it's free and open to everyone
The shops
that the area limits the opportunities for developers to ruin the beach.
No structures & very little concrete

What do you like most about south Carlsbad Boulevard today?

Some of the raw beach access to the beach
options when freeway is clogged up with traffic
No buildings
Riding my bike in Carlsbad village
That it's not congested
View of coastline
Balance of homes and nature
No commercial development
Opportunity to walk
Riding my bike along the coast
Cannon park (as close as we have it to oceanfront park)
very little development, natural area
not much else is likable.
Raw nature
that it isn't too crowded.
spotting wildlife along the shore, and near lagoons.
That it's 50-55mph along much of it... it's a great alternative to the freeway
To see area to become like sea world village so families can enjoy a good life style with affordable restaurants not high end and expensive.
Free street parking
The campground
Beach access
walkways up top from park by village
Close proximity to the beach
The way it is don't mess with it
Less congested
Scenic views
Undeveloped feel
Run
50 mph speed limit
access to beaches and low profile buildings that don't detract from beach town vibe
that there is no shopping or places to eat, therefor no trash or homeless

What do you like most about south Carlsbad Boulevard today?

campground instead of homes on the cliff
It is not modern looking
biking
Overall look
There are no tall buildings and no high density
Shops and communities around it
Space for biking and walking
I love that folks I see walking and biking adore them small sense of community that is so hard to find today
that there is minimal development
Reduced traffic
It's mostly flat and would be great for walking
Public access
Available parking
Views of the ocean
Bike riding
open space
that it has not become upscale so everyone can enjoy it
Knowing that I have left the rat race of democrat mar and Encinitas and entered Carlsbad.
It's not overdeveloped
Openness
south carlsbad state campground
No buildings blocking views
Recreational spot for all
Unobstructed views
Plenty of parking
coastal corridors
Water views while driving
Evidence of native vegetation
beach
Seeing people walking or jogging
Near to shops and restaurants

What do you like most about south Carlsbad Boulevard today?

Camping
Free parking
Bicycle riding
Camping
Still feels natural and not overbuilt
beautiful ocean views
The open space
Old charm
Driving along the coastline
Undeveloped
That it is mostly for locals looking to relax
The beaches
NATURE
Bird watching
cycling
Alternative to hwy 5
The views while driving
That it's not over developed
Being able to walk and bike with no obstructed view
Parking on PCH for beaches.
Still has coastal open space.
Beaches
Ocean access
views
Safe area patrolled by police for speeding
Open space for native shrubs and species
It's the most scenic road in Carlsbad
Empty, wide open spaces that are quiet and have few people, especially tourists - one of the last places in Carlsbad like it. I'm sure the City plans to raze it to the sand line in the next five years, hence this survey.
Uncrowded beaches
It how it is
Not many stop lights

What do you like most about south Carlsbad Boulevard today?

Minimal loitering
Seeing all of the active people- runners, walkers, cyclists, surfers, beach volleyball, families out at the beach...
Free parking
The possibility of improvement for public open space
It prevents traffic from becoming clogged by having too few lanes near the coast for traveling in the area and gives me better access to businesses along the coast.
Great beach for playing with family/young kids
the openness of the coast.
landscaping
parking for easy beach access.
To see the city increase the lanes north of palomar road.
A second option for southbound travel
Beautiful views
Limited parking = limited crowds
traffic flows smoothly most of the time and when I5 is very slow the traffic is diverted to these lanes instead of streets more inland and in neighborhoods.
The breathtaking coastline
Seeing the beach and attractions
Not crowded
Place for running close to ocean
That it is public access
the leisurely, traffic free ride
that there is easy access to the beach with NO buildings or other public structures around.
It is conveniently located to lots of amenities we use
That it provides a nice scenic drive
ocean. I want to keep it that way!!!
No eyesores like the Hilton and Mobile Estates
That it borders the ocean
Coastal access
Natural habitat
the nature on both sides of Carlsbad Blvd. south of Poinsettia.
Peaceful natural beauty

What do you like most about south Carlsbad Boulevard today?

The way it is
Beach views and access
Walking on the street without obstacles
Stop!!!
no commercial on west side of blvd.
Feels secure
the REAL beach areas...not a bunch of rocks
small businesses
Beach
no retail
I like how uncrowded the road it on that stretch.
Beach access
Having 2 lanes in both directions so that when I-5 is bumper to bumper there are options
Running & enjoying the few peaceful places in CA
Able to ride bicycle
Feels Local, not touristy
slow paced
...that there aren't many stoplights.
Parking to get out and enjoy the beach and view
Cliffs
Parking for beach
the fact that there is nothing there!
Coastal access
I can park and watch the ocean
the decent visibility.
that is NOT built up with stores, restaurants, rental shops
Camping and picnic
The access to the beach with close parking.
Unobstructed views
No retail
Undisturbed coastline

What do you like most about south Carlsbad Boulevard today?

It is undeveloped
It has traffic lights to keep auto speeds low
Being able to get off the road via trails and sidewalks when available
Natural bluffs and cliffs
Open beaches
Walking and surfing access
That it's main purpose privately driven automobiles.
Not overly crowded
4 lanes of traffic
that it seems like our own private beach sanctuary
Uninstructed views
Beeches
Open space
It's undeveloped and funky!
Away from freeway.
FREE Parking
the view
open views
Open space and no businesses
The remote feeling of less people than Encinitas
Beach breeze
Running walking along it
spacious
Parking
Ease of traveling up and down the coast without getting on the freeway.
Good pace to watch sunsets.
Good sight lines
that the housing is to scale - no high rises
Ability to bike. walk and drive along there
Gathering
Biking the coastline

What do you like most about south Carlsbad Boulevard today?

Parking at beach level
Not to increase traffic
there's a divided highway- doesn't feel crowded
Ocean access
Reduced traffic when not summertime
Very few structures
Campground
This one stretch of coastline is untouched!
No development on the west side of Carlsbad Blvd
Cliffs
No impact of people
viewpoints
That it is not Newport Beach
beach access
No one has to pay for parking
The wide open space, with NOTHING obstructing the ocean view!
The easy beach access from the road
Watching people enjoying the day
Campground access.
Friendly locals that smile
sitting on the sea wall
no other area like this along the san diego coast line
Nostalgic
The ease of getting to Tamrack and Ponto Beaches
Adequate parking
Beach access
Ability to ride bikes and run/walk
A semblance of respect for nature
I enjoy it's relative low traffic
Beach access
Low congestion

What do you like most about south Carlsbad Boulevard today?

The fact that it is not ridiculously busy with too much traffic.
ocean view and natural
Seeing people enjoy the area, walking, running, biking, etc
Keeping it quaint
The cliffs
Landscape & no tall buildings
The raw beach experience
It's a wonderful corridor for exercise of all types.
That cool dead tree that people put Christmas ornaments on in December
Access to the beach
Rural feel.
Natural
accessible
Natural landscape
The community enjoying the area
Small town feel
the open feeling of driving both north and south on the blvd.
relaxing way to go south versus I-5
low scale development
not taken over by people
Bikes lanes for coast cruising.
slower speed than I-5
Uncrowded beaches
Parks along the streets scape
the wide traffic lanes
The option of going up and down the stairs.
Less busy than Carlsbad Blvd from Cannon to City Limit
Undeveloped "country" feel
That there are not many stoplights
No business on that space
It isn't full of parking lots keeping the view beautiful

What do you like most about south Carlsbad Boulevard today?

Walking
Make it easy to maintain and use the money somewhere else
it has remained untouched--not many areas can boast that
There is parking
Riding bikes near the coast
learning about the coastal plants and environment
I like that there are not attractions that would bring even more people to the area
that it's available to be reclaimed for recreation
Its relatively not crowded
Shopping
Clean clear views of coastline and sunsets
Ocean
That it's not congested
Campgrounds
The naturalness
Alternate route from I5.
Biking
Walk on coast side
Street parking
View
To see the ocean
the fact that relatively speaking, it has low volume of traffic
Open space
Less traffic
Walk lanes
beautiful beaches
To keep it the same!!!!
Limited cross streets and access to keep traffic moving
The Cypress trees
No lights
It's uncomplicated.

What do you like most about south Carlsbad Boulevard today?

The pure aesthetic
No more development
Low key development/
The Carlsbad coast just how it is.
Natural space between roads
That it reminds me of old carlsbad
Easy access to beach parking
Alternative to the 5
Carlsbad government to not develop the area.
Watching people enjoy the sunset without interference by the government.
Just a street for transportation
The parking lots
The campground.
Last stand of Torrey Pines growing undisturbed in Carlsbad
Coastline
not congested
sunsets
Not having buildings in my way.
trails
Parking along the bluff without being charged a fee.
There are no houses there
Open Space
The access to the beach
Lack of development
View of the ocean, lagoon, open space
I like that it is not changed and not developed!
no parking lots
uncongested, relatively
Being so close to the ocean
Opportunity to easily enjoy the ocean view whether driving, walking or bicycling
The undeveloped land.

What do you like most about south Carlsbad Boulevard today?

That I can see a broad smount of the ocean while driving or cycling
I like less crowded roads unlike Encinitas..
Enjoy the native plants and animals.
That there's not a lot of businesses with cars entering and exiting
Public access
That it is not developed, like they are doing to Luecadia
Biking
Accessible and free
that there are generally two lanes of vehicular traffic in both directions once you get past Turn Arounds.
The beautiful views.
The parking lot north of campground. It is great .
Not a ton of stoplights
Peace
The integration with residential and beach activity
The feel of it not being developed
Already paid fir
The uncrowded beaches
Cross walks have enough time for pedestrians
parking along street
Parking availability all day, every day.
it's open spaces
no government interference
The views of the water
That it hasn't changed much since I first saw it..1971
Little commercial or residential infrastructure
I like that it keeps the traditional coastal highway intact
There is no shopping and no "tourism". We have enough elsewhere.
Inaccessibility
The Campgrounds
Wide bike lanes
Width

What do you like most about south Carlsbad Boulevard today?

Seeing people out enjoying nature, and exercising.
One of the last sections of 101 that's not been ruined by overdevelopment
That it is all natural
Seeing the coastline in a natural setting
That it's not developed.
Alternative route to driving on the I-5 highway
Biking
Walking near t
scenic alternative to the I-5
It's open and feels old school
Not gentrified
The potential for something really special!
I rode my bike along there twice a week for 5 years and had no problems.
Ability to walk along the coast
I love looking out the window and seeing the waves
The beauty of this drive. I do it every day. I know every inch of it. It's not broken. Don't fix it. Cardiff/Solana Beach and Del Mar suck now. I'd hate to see that happen in Carlsbad.
View
The old cypress trees that are still hanging in there and the state park for camping gives the area an untouched look.
Feeling the Carlsbad beach vibe
The undeveloped coastline
the coastal views
That it's undeveloped
The parts where the bike lane is separate and trails exist
It is a peaceful drive with low profile buildings (for the most part)
I love that people are outdoors enjoying life
It's 4 miles from my home.
An entryway to Carlsbad that is envied by other beach communities
Being near the ocean.
Great place to ride bikes both road and beach cruisers
being in nature

What do you like most about south Carlsbad Boulevard today?

that it feels natural, meant to be that way
the minimal amount of man made developments
Beach access
Fewer stop lights
Open spaces
Feeling of being free to move.
The little model plane flying area and the Camp Store
View
Limited traffic demands.
The views! How it connects Carlsbad to Leucadia/Encinitas.
low traffic
the surf
The views
undeveloped feel of land/sea
The walking space
open space
lack of development
that it's not next to all the buildings
No high rise apartments
The bike lanes
No building around, feels natural with existing dirt lots and native plants
There is very little untouched, this is part of what makes Carlsbad beautiful and I would hate to see developers building because it's all about money
that people can bike
It is why people come to Carlsbad to visit
The open feeling and non congestive nature
lack of parking equating to less crowds
Free parking
Native plants
View
Not over developed
Not built up

What do you like most about south Carlsbad Boulevard today?

Simple and not overcrowded
Not overly busy
No development along this stretch
Walking
good for bicycles
Traffic is not yet a real pressing problem
local vibe
It current expansive design affords the public safe environment for walking, bicycling and enjoying the beautiful views.
The wildlife habit and nature reserve
Campground
Not developed commercially
a piece of land not developed
surf access
the fact that it is still relatively undeveloped
Having 2 lanes each way
No commercial or residential sites
to NOT see HOMELESS sleeping in bushes. AND NO linear park.
natural area and lack of coastal armor.
Natural & no homeless living there like there is on the beach boardwalk farther north
there is NO commercial buildings or homes on that stretch
Ability to park tight by the bluff and look out over the ocean in some areas
I like the bike lanes.
the natural feel of many areas
great idea -- I OPPOSE others -- want this area developed into mixed use
Easy access to the beach
The landscaping
walking along it
Lack of traffic
Ocean view
No retail
Protected beauty (no houses or businesses)

What do you like most about south Carlsbad Boulevard today?

the quiet and peaceful environment
Las bit of the 101 not filled with commercial property
The amazing view of the ocean not being blocked by development.
Natural ocean landscape
The view of the open spaces.
The vegetation
Natural and nature
The natural beauty of undeveloped land is a treasure!
Easy access to many beaches
Native animals accessing native plants
DONT TOUCH THE LAND
That the traffic flows right on through
Ocean views.
Bicycling
Slow down enjoy the views.. been that way for years!
free public parking in places
speed limit
Keeping land available for wildlife
It without restaurants and eye sore buildings
you shove this idea...
The calm feeling that this space provides
Beautiful views. Not developeed or crowded.
I like it the way it is. Our little village by the Sea had give. Way to huge condo projects and it just isn't that quiet village it used to be. Please don't turn this into Orange County
The walking paths
that there is an amazing opportunity to reimagine the area and make it even more inviting - even world class
We love to see the birds fly along the coastline.
i like that it is free
An enjoyable place for all ages
Beach vibes
Bike lanes
I can find people playing volleyball

What do you like most about south Carlsbad Boulevard today?

some landscaping with benches
In some areas the small town feel.
access to beach
Walking
Fresh air
The ocean is in full view in a few places.
free parking at N. Ponto
campground parking lot and diagonal parking
The calm ocean drive
Low traffic
The ocean
best views of ocean.
Beautiful coastline and views close by home
flowing traffic
how connected it is to the coast.
total respite from the profit driven use of most of the coast
The sage brush, rocks, elevation change, parking access for surfers
there aren't a bunch of homes
campground and restaurant
The beach
More local
I love the fact that there are minimal traffic lights/stop signs and little to no buildings obstructing the ocean view
To sit at the parking lot just south of Paloma Airport road and watch the dolphins, whales, weather and sunsets. Not everyone can park far away and walk to the coast. I have been doing this for 25 years and I want to be able to fit another 25 years
Scenic
Lots of open space
No pedestrian traffic
beach access
That is it is untouched and has an open ocean view
The beauty of the coast as is
Turnarounds parking lot legacy space

What do you like most about south Carlsbad Boulevard today?

No pay for parking
Peaceful, not alot of traffic
the absence of businesses, billboards etc in what should remain a natural scenic highway
the vegetation
the beautiful plants the line the road.
The lack of buildings
that it's peaceful with the state beach on one side, and nice landscaping on the east side.
Land that hasn't been commercialized like all the rest of north county
virtually no other southern California coastal has this much undeveloped coast line, we should keep it that way
Coastal feeling with great cycling.
How it remains undeveloped and in a somewhat natural state
No development
Visitation of natural habitat to meet the needs of flora and fauna—not humans.
Ocean view
green natural cliffs
open spaces, low development, natural environment
Iconic old highway feel
Picnic tables, landscaping.
Running on the beach
it exactly the way it is, do not ruin it.
that the road runs along the coastline
how it feels untouched wild and free
Open space
It that it is Carlsbad
Leaving that land UNDEVELOPED
I like that there is still some open space and less congestion
biking & running on the side of the road
View
Lack of too many people
open space
Eating my lunch watching the surf

What do you like most about south Carlsbad Boulevard today?

Lack of development
Beauty of the beach
Seeing the ocean
People can park and enjoy the view
Relaxing drive
The easy traffic off the freeway.
The gliders
It the way it is
One of the last remaining roads in So Cal where you can drive without seeing development everywhere
That it is home to wild animals and birds.
Last bit of untouched coastal areas
The wildlife and people watching
The campground and that the beach is not very crowded since it's basically only campground residents and locals
Beauty of the coastline
Watching the sea birds.
Quiet
No commercial buildings
no commercial, free parking, handicap parking
Quiet morning sunrise
Seeing the ocean.
being able to see, hear and smell the ocean while driving
Being able to see the ocean.
History of the road
Parking right next to beach
Unobstructed beauty
lack of development
Also to have an alternative to get down the coast when the I-5 is seriously backed up
The peace
Beach access
That It's not North Carlsbad Blvd.!
Great walking/running

What do you like most about south Carlsbad Boulevard today?

The ocean
Nature
Walking on the beach
the feeling of nature how all california coast once was
It just the way it is now! No more big hotels. No more parking lots or walkways. Leave it ALONE! You already are ruining our village with multiple Box buildings and too much additional traffic.
Unique and not over done.
ocean views
Many people walk along that stretch, making the walkway bigger would be great!
I like having no parks there were traffic and parking is an issue. It's already cried enough on one oh one in that area you don't need to clutter it up with more parking more open spaces for people. Leave it alone.
The ocean breezes
Slow long drive with no hotels on the west side.
Having multiple areas to be able to pull over if necessary
If possible for costal residents inly
light traffic
It's undeveloped look
Traffic is better than the 5 sometimes
Parts of CA, such as this, NEED TO STAY UNTOUCHED BY DEVELOPMENT for future generations!!
Open area
unlike anywhere else on the coast of SD, leave it alone!
divided highway
Parking
Walking path
the unspoiled land
The peaceful breezes
no houses, lots of open space
park as in bench
acres of green in the spring
possible beach parking with an over or under crosswalk to get to the beach.
Pickleball Courts
There is no buildings

What do you like most about south Carlsbad Boulevard today?

Open road
No developments at all. Perfect as is.
It's perfect the way it is.
The unique character and appeal - a Carlsbad treasure!
Overlooking cliff and can see all the way to La Jolla
The way it is
Landscaped area on the East side of Coast Highway, north of Poinsettia drive
ocean views
Beach
to park along the street, roll down my window and enjoy a snack in my car while listening to and looking at the ocean
It looks clean
The visibility of wild and sea life
Maybe some well-placed indigenous vegetation, one water fountain near each end, a FEW benches, nothing else.
easy parking
Bike lane
RC Glider Flying site at Dave's Beach aka Little Beach
Walking area
The ability to drive so close to the water, expansive views, it reminds me of what Carlsbad used to be.
Not a lot of traffic
driving home from work, and seeing the ocean and feeling is so close
Soft hills on that stretch
Not seeing homes and businesses
Undeveloped
bike lanes
The old highway it reminds me of the good old days
That there are no houses
That it is undeveloped
Playground for the kiddos
Potential to alleviate traffic on the Interstate 5
Feels like it's not overdeveloped

What do you like most about south Carlsbad Boulevard today?

No shops and businesses
Easy access to the beach
The bike lane
Feel pretty safe riding my bike in bike lane
There are not dog parks, or extra traffic in that corridor.
The color of the succulents
the medians
that it is untouched and natural.
Biking
Walking
The trees, ice plant and natural landscape
Nice drive looking at ocesn
pretty good bike lanes
Ability to walk, hike, enjoy with family and friends
beaches
Easy access to carlsbad village, palomar apt rd, etc.
Seawall walkways are great!
Bicycle access
Reflects back to a time before I-5 was build.
South and north Ponto beaches are great
that old school interchange and no need for trying to increase the amount of traffic by making it a speedway
The natural feel.
Open space
Walking from Palomar Airport Road towards the south.
Water
Camping access
Beautiful
preservation of lagoons
undeveloped areas for enjoying the ocean views
the view
the beach

What do you like most about south Carlsbad Boulevard today?

Access to beaches
view
Rough unofficial trails
Open coastline
Absence of development
That it's undeveloped
places to park
The non buildings
Natural resources for wildlife
Campground area at beach
not terribly congested with traffic on weekdays
Quiet
That there are no large developments
Free space
No distraction from man made developments.
Being close to ocean without having to walk to it.
that we can enjoy the ocean/coast as we travel southbound
lack of congestion
Views
The natural setting
the non-traffic activity
Uncongested
limit of 2 lane traffic
Easy access to the ocean
Not too many people
to walk
Nature
two lanes in both directions
The improvements to North Carlsbad is what allows Carlsbad to remain a very desirable town. It is clear they do not need to improve the southern boundary to maintain that reputation
the view
The Walking Paths

What do you like most about south Carlsbad Boulevard today?

That this stretch of beach is some of the cleanest beach in all of California.
The rural feel
not over-developed
Walking and biking along this route
Not having cars able to park on that stretch of road
less development
the fact that it's NOT built up like Laguna or Huntington Beach
easy access to the beach, easy to use stroller
that there is no commercial establishments on this stretch
driving restricted to 2 lanes
easy no stairs or bluff beach access with handicap parking!!
walkability.
the ocean view
public access
the ocean and beach
being able to park on the sand. so old California
view of lagoon
2 lane
Great place for a walk
not overcrowded because there are no large parking lots
Quiet
Historic 101
Generally has limited traffic congestion.
natural look to landscape
Open natural space
a limited number of stoplights south of Tamarack
Party hall
It still has areas where the human footprint is minimal
no beach side development, natural terrain
Viewing of Water Birds...Unlike other coastal cities
Beach access

What do you like most about south Carlsbad Boulevard today?

Limited but FREE PARKING and traffic
The beautiful drive
to walk my dog and interact with other people
homey - small
a public space with open and ocean views
swimming and body surfing in ocean (Terra Mar, Tamarack)
walking trail.
Old town appearance
Walking paths
That it has habitat areas for coastal birds
Parks
Preserving any precious open space on the coast
it makes me feel like I'm on vacation
No homes on the south lanes
That people can walk and run alongside the road
feeling of openness and freedom
Nature
slower, casual vibe
that we have it because it's unique and hard to find these days
Open space
smell of beach when you roll down windows
Scenic views
Fresh air & sunshine
Ocean view
Biking
The drive along the water
the bike lanes.
Never congested with traffic
the uniqueness of the area....no other road corridor like it
Sense of space and peace
Birdwatching at the lagoons

What do you like most about south Carlsbad Boulevard today?

Camping
few traffic lights
How it has remained natural with No development
Undeveloped look/feel of the area
The that a portion of it is walkable.
Quiet & local
The view!
Wildlife
Beautiful and unobstructed views
Long enough for exercise
Light traffic on it
sunsets
No buildings
Simplicity
just sit and watch the sunset
not crowded
Feels different from other California coastlines
The 50 mph speed limit
People are always out doing some activity along the boulevard- whether it's walking, biking, or simply running across the street with their surf board- you are reminded of being healthy and alive/vibrant
Untouched by progressive urbanization. Leave as is.
There is no development blocking my view
Limited access
The beach
The primitive feel - a piece of Carlsbad that time forgot!
volley and pickle ball courts
Parking
That it is beautiful non-commercial space
Watching the pelicans dive. The beauty.
Views
Birds
It the way it is

What do you like most about south Carlsbad Boulevard today?

that this area has remained mainly undeveloped.
Please know you are already destroying our natural places to go to.
Watching sunset
That it is NOT an urban jungle. Please do NOT develop it like everything else in San Diego County.
Beach access
that it rarely backs up with traffic.
Connection to Carlsbad Village
The quiet
Bike lanes
The views
Currently uncrowded with ample parking
free traffic flow (little cross-traffic, few driveways)
That there is NO commerce of any kind
Open space. No development!
Not many crowds on it.
Minimal congestion. Well planned, traffic flows well. Two traffic lanes in each direction plus turning lanes where needed.
Not crowded
Seeing my neighbors as I do my activities
alternate route instead of I-5
Riding my e- bike there with my family
Walkable beach
camping
walking
Senior housing.
The feeling of being SO lucky to live here
bike riding along the old coast highway (101)
Parking
Being able to get to to the village on trails
Lack of buildings
Less traffic and less visitor interest
Light traffic. Few stop lights

What do you like most about south Carlsbad Boulevard today?

Having a picnic lunch on the benches, but tables would be nice
Open space
Lack of crowds
Parking to sit in car facing the ocean just south of Palomar airport road
Limited development, small beach town feel.
It is dark at night
Open space
separate bike lane
Pedestrian crossing relatively simple
It's not developed
Beach
Walking along the ocean
Walk along the bluffs
Beach access
The wonderful view unobstructed by buildings
Traffic isn't too bad & few signals
Ability to walk or jog near ocean
Surf spots
The ability to park and look at the ocean.
easy traffic flow
original coastline
Peaceful
that it is not ruined with tons of parking and loads of people congesting this space.
Views of coastline
PRESERVE NATURE !
open space
Natural beauty
Lack of tourism
Alternate to the 5
open space on both sides of the road
Watching sunsets while traveling

What do you like most about south Carlsbad Boulevard today?

the quaint little campground with great ocean peace
Coastal fee of it
Cleanliness
that has a bike line
Beach front parking
Slower pace of traffic
Access to the beach.
Beach access
That it has not been changed for as long as it has
not having as many buildings
the free parking
Benches and gathering areas like a natural plaza for people
the bike/jogging path
Coastline
No traffic lights
Good sight lines
Local
Walking areas alongside the road
Easy drive ability
Beach access
Few stop signs
Natural habitat
The open free parking on the beach
The uncrowded beach
Idea that area would be developed and not a parking area for urban campers
Open Space
It provides access to the closest beach to my house
The peace it makes one feel
Ocean and beach view
I like that large swaths of the BLVD has no parking, so cars (and signs for parking/other), do not blight the gorgeous natural coastline.
Natural seascape

What do you like most about south Carlsbad Boulevard today?

Hiking to the beach
Very few commercial/tourist buildings
Coastal access
That it's not the freeway
The wonderful beaches, especially Ponto Beach!
The views of the ocean
free parking
The views
It feels open
Biking/walking accessibility
PLEASE KEEP THIS AREA in it's natural state!!!
The cliffs
Picnic tables
Not crowded / peaceful
Clean
Bike access
That it's one of the few open spaces left
the lack of development
coastal views
Local beach
parking
Outdoor recreation
The outdoorsyness of it
that it is not too crowded.
Ease of access for cars, bikes, and pedestrians
The small town feel
the bike lane
being able to park and enjoy the view of the ocean
Minimal lights to impede traffic
cycling in the bike lane
Easy access from Palomar airport road.

What do you like most about south Carlsbad Boulevard today?

Seeing the open space at Ponto and Ave Encinas
Crosswalks
Open spaces
E-bike lanes
Views of the oceans from CB
Restrooms, trees but not to block ocean views, greenery flowers
No condos
Slower speed limit.
Accessible
Walking right next to the beach.
Undeveloped
That there is room for biking and pedestrians
Walking the campground
Not everything needs to be 'improved'. Something's are lovely just the way they are. We have plenty of beaches for public gathering and enjoyment along this stretch. I don't think we need to add a park or playground in this area.
I like the look... old California beach look. I was born and raised here and soooo much has changed, it would be nice to leave some of the old Calif look as is.
That it feels like a Northern California beach because it is not developed and manicured, natural
The lack of traffic most of the time
It is one of the last undeveloped areas near the ocean in SD County and represents what I love being a native Californian remembering how California used to be
perfect place for another park
the blvd. takes me to Ponto parking lot
Space to park
small town feel
It's straight.
views
beach
proximity to other amenities
Lack of buildings blocking the ocean
The beautiful succulent plants
cement path down below by the sand, too
lack of oceanfront homes and commercial structures

What do you like most about south Carlsbad Boulevard today?

Well marked stop lights and pedestrian walkways
Usually not crowded
It still feels a little wild
Smell of the campfires from the state beach campground
Feels very "local". Not touristy
Proximity to the ocean
It's still in a very natural, undeveloped state.
Campgrounds and public use space along most of that stretch of the coast
Not built on with structures
alternative route when I5 is congested
No commercial development along the road to disrupt natural beauty and increase traffic.
Coastal access
Few stop lights
Nice balance of traffic that is well regulated by traffic signals.
being able to get through the area without traffic snarls.
The ocean
access to beaches
Fairly good access to restrooms, but there are gaps
The bike lanes.
Views
The undeveloped coastline - everything in its natural state
State Park
Free parking
Little to no traffic most of the time
The beautiful sunsets and the feelings of freedom when walking or driving there
clean air
Limited development west of the road
That it allows for bicycle riding for sport/exercise purposes
more calm than taking freeway
Campground in current location but not expanded
The beach left as is. Please no parking lots

What do you like most about south Carlsbad Boulevard today?

The bluffs
Bike riding
safer to drive
Has wide bike lanes
The opportunity to get outside there
Trails
Good for running
to drive slowly down the coast southbound taking in limited periodic views of the ocean.
the absence of buildings along the coast
Access to the beach thru the campground
Views from all angles
driving down that stretch of coastline with uninterrupted views and no traffic
traffic moves south of Palomar
South Carlsbad State Beach campground, store, and steps.

What would you like to do along Carlsbad's southern coastline that you can't do today?

take a very long, brisk walk for real exercise, not just a stroll
Ride bikes with my kids (safely).
Have beautiful meandering walking trails throughout this coastal strip similar to Solana Beach..
dedicated walking trail
ride bikes with my kids because cars drive very quickly on carlsbad Blvd
A park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.
bike safely with my family / kids.
go to a playground
I live here, the last thing I want is more traffic turning around at Breakwater to go back to find parking for a park that you build, the last thing I also want is more traffic right on top of us in front of our homes which will happen if you move these lanes closer east.
Have jogging trails the whole way
Continue to enjoy as it is
have easier parking
sit in a park overlooking the ocean
Use nicer bathrooms than the ones at the State Park
Nothing
walk dogs
Ride a bike safely
go to a kid's park that is nature themed with slides, swings, rock climbing wall, astroturf ground, and has a tree house with a telescope
Bike more safely
Bike safely
bicycle safely, with a barrier from high speed vehicles.
more hiking trails
Easily park and access beach
Access more of the beaches legally
Walk or bike more safely - especially safer for people with kids.
Play volleyball on better sand
a park would be nice.
Not worry it was going to be developed
More areas for parking east of the highway
Park better. Especially at Ponto, needs to be a much better set up for parking

What would you like to do along Carlsbad's southern coastline that you can't do today?

park
A family friendly place to gather
walk along the cliffs and be able to see the beach
Walk or run safely
have a run/bike path
have a walking trail similar to what is in between Tamarack and Carlsbad Village
It's perfect the way it is.
Walk safely with a view of the ocean.
eat at a restaurant west of Carlsbad blvd.
Purchase food and drinks
ride in a more protected bike lane.
bring a wood fire pit
Find a place to park
be assured today that NO retail, restaurant, and hotel businesses will be developed along Carlsbad's southern coastline.
safely ride bikes
go to a venue to hear live music.
Have a safer biking experience for my family
have a picnic
Ride on dedicated bicycle paths not shared with automobiles
Walk on a sidewalk or protected path
take walks
Go on the empty lots with my dog
Park
Have more access to ocean walkways
walk along the coast, like closer to downtown area
let my two young children play in a grassy park and playground.
A few coastal-view restaurants
Not change anything
I like the way that it is now.
enjoy the coastline outside of a car and driving.
Lower speeds

What would you like to do along Carlsbad's southern coastline that you can't do today?

stop it being overbuilt and becoming another manhattan beach
Safety bike
keep it unencumbered with development; keep unspoiled
find a parking place on sunny days for beach access
bike with fewer cars
Park car and go walking the beach
we could use more parking lots
Walk down stairs to beach
find a parking spot during the summer
Nothing
Have a few more easy viewing spots of the ocean
run safely without the threat of cars
play community tennis leagues
have bonfires in a portable firepit
Park more easily
N/a
Walk
Easy beach access
Ride my bike safely with Grandkids
we need restroom/shower facilities
camp overnight on the beach in my tent.
I like it the way it is
Take my dog to the city I live in. That I lived in for 35 years and during that time Carlsbad has grown so much. So now it's time to take the same step that other city's have done
It's good the way it is
get a few mor parking spaces
Ride bike
Walk easier--more pedestrian friendly
walk on a path or sidewalk on both sides of PCH
walk on a sidewalk the entire length
Avoid breathing car exhaust pollution
Keep it the same

What would you like to do along Carlsbad's southern coastline that you can't do today?

I wish I could walk my dogs on the sidewalk the entire way length of it.
Continuing sidewalk
Park
nothing
eliminate unnecessary noise, such as loud motorcycles and cars
Run on a strand. Too dangerous in bike lanes.
Benches to sit
drive my golf cart. Please lower the speed limit to 35 or less
...use a firepit in a reasoalble, intelligent, lawful way.
Not change it.
Walk my dog on the beach
Walkways
Everything I want to do there, I can do.
do nothing- leave it alone
it's perfect just the way it is
bicycle without cars nearby
Bike without inhaling exhaust from cars
Reduce the traffic 🚗
have a walking/bike path
Have a lovely place to picnic with a group of people looking out at the ocean.
Fire the person trying to develop this area
Bike with kids
Not change anything
Ride a bike on a bike path, not along the street
Sleep in my car.
Enjoy a rather natural park that is adjacent to the beach
Nothing
male the roads wider and plant trees along the roads
make a U-turn without having to drive for a while
Keep it undeveloped
Prevent it being built on

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walking paths would be nice
have more walkable and bikeable space
rinse my feet off after dipping them in the ocean
never see any commerical buildings ever!
parking
Nothing, I love it how it is
Walk along the beach or coast highway with easier access
Help protect the road that runs along the shore that in years past has received superficial attention
Nothing
Hike
Feel safe with children crossing the road
Do exactly what I'm doing today
Keep it the same
Better Bike and Pedestrian Path
park
Keep it not so crowded
I like it just how it is and can do everything I want already
Find parking
Have easier beach access
It's fine the way it is
Safe walk and ride bikes with my family
Keep it the way it is.
Ride bikes and not worry
have something like Crystal Cove State Park near Newport Beach, that all can enjoy.
drive down looking at the ocean and know the area won't be developed with stores and hotels
NOTHING
Tell the city to never build on this site.
Make people leave it alone
Put it in natural state with a few benches along the way
see that more space has been dedicated to naturalizing the coastline
Nothing

What would you like to do along Carlsbad's southern coastline that you can't do today?

See less homeless
A safer bike path
Nothing different
Nothing leave it alone! Listen to the locals who've lived in Carlsbad their whole lives.
Nothing
bike in slower traffic -- please reduce the speed limit
walking trail
Protected bike lanes
Make more free parking available all along the Blvd.
More beach area
Nothing
Bike safely nit on same road as cars
Leave it as is to retian the open space feel.
Reduce bikers encountering drivers
Stop you people from overbuilding
not a thing - it's perfect
Keep it natural
Make more accessible with pathways and trails for ease of walking and enjoying the unobtrusive views of the ocean
I wish bike lanes were protected.
Park on the East side of the road from Palomar Airport Rd to Cannon
Park
Nothing
Nothing. Leave it as is
Access the beach from the top of the bluff easier.
See it preserved
I like it the way it is
Not sit in traffic putting anything in is going to create more traffic.
use a staircase to the beach.
Nothing.
bike on a path where cars could not be.
safer to bike

What would you like to do along Carlsbad's southern coastline that you can't do today?

I'd simply like to preserve as much as we can of our "beach town atmosphere," which seems to be under assault in the village with taller million-dollar condos that most locals can't begin to afford.
Ride a bike through on the unused road next to the campground.
Park for free in more areas
Have more public parking
Park free
Nothing
It's beautiful the way it is.
Walk
Leave it as is
Convince people that it should be left alone
Nothing
Walk the stretch without being in a bike lane
Keep it the way it is forever
Nothing
Create land for native plants and animals.
Drive without traffic lights
keep it as is.
do nothing
Afford to live on the coast
as a resident have special parking privileges
Be safer while biking on a separate path.
take my dog on the beach
Eat at a restaurant
Keep it the way it is
never see any further development!
ride my bike while looking at view
have more walkable paths
move the western most lanes before they fall into the Pacific
Drive easily to my coastal home in Terramar without traffic.
Restaurant with ocean view
Grab a cup of coffee during my walk

What would you like to do along Carlsbad's southern coastline that you can't do today?

It's good the way it is
ride a bike in a protected bike line (with a curb or something that keeps cars away)
perhaps have more free parking
walk on the beach
Bike without being worried about cars/traffic
Move the traffic away from the beach
Nature
walk or bike freely
The coastline without it being developed by money hungry city council
have fire rings
Dedicated bike paths
Nothing
Leave the area as is....open space
enjoy a fire on the beach
Park my car and walk on the sandy beach.
Watch the open views
Have a designated pedestrian lane for runners so that they do not use the bike lane.
leave it as is, it's perfect
Bike more safely in a protected bike lane.
Keep it the same
Have more public space above the beach.
Keep hotels off.
bike ride along protected bike lanes
Create recreational infrastructure bicycle access
More walking paths
Have a wider walking path
Protect it from development
Feel safer on bicycle (segregated lanes)
Leave it alone
Better bike lane with bumps on it
Keep development away

What would you like to do along Carlsbad's southern coastline that you can't do today?

go to a park
have a great dog run area
Restaurants with a view!! We need new beautiful dining for locals & tourists (NOT Italian or Mexico food, we have too much)
imagine that it isn't congested Huntington Beach
widen the access for bikes,walkers, runners and baby buggies
picnic
nothing
Have more lifeguards
Park closer to the beach.
Sit on a bench
nothing different
Leave it as it is!!!
keep this space as open natural space!!
I wish it would be kept as it is.
walking
Nothing. Keep it as is
picnic
Keep it the way it is.
stop development of houses, condos, and businesses.
Leave it as natural as possible
Nothing keep it as it is
Have more parkland along the coast
Park with a Carlsbad resident sticker in specially-designated Carlsbad resident only parking
Bike safely
Walking paths.
Walk safely along the coast
Have a devoted and safe walking path
Have more parking
Have fire on the beach in designated places
Spend the day at the beach without crowds.
Nothing

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk-already available
Walk.
Have a meal in a restaurant that its not a hotel
Nothing. I like it just the way it is
ride my bike safely with my family
Walk my dog on the beach
more walking paths
Walk or bike safely
Rely that no structures will be built there.
Bike safely without cars
nothing more
Walk my dog on the beach
Enjoy a park without homeless
Walking paths along the water
play at a park
Walk
long walk down the beach near Poinsettia or camping areas where we live
leave it like it is now
find a parking spot more easily
Walk safely
serious cycling protected from vehicle traffic
bike without worrying about the fast cars
Keep it as it is.
Have a safe running path away from the road
Walking and biking paths to connect to downtown Carlsbad
access picnic areas like those that exist at Alga Norte.
Leave it alone.
Safer biking, walking and roller skating.
walk with my dog
walk and bike safely
walk safely without cars passing nearby

What would you like to do along Carlsbad's southern coastline that you can't do today?

Running w/o being disturbed by cars
Enjoy a walking path
get a parking spot in summer
ride bike dedicated lanes that are separate from a pedestrian only lane and have berms/greenery separation from the roadway.
Roller skate (most paths in the area are not concrete)
Nothing
enjoy even more nature.
Nothing. It's fine as it is!!
Increase parking for Beach access.
safely bike (protected bike lanes like just north of the traffic circle on N. Carlsbad Blvd)
keep it from being overly developed
walk along it
Develop as a park
have more walking trails with a solid surface for stability
Better and more access to beach parking
have bonfires
ride a safe bike path
Walk my dog on the beach
More safe walking/biking
walk on an expanded trail system
Leave it alone. Do not develop it
park
Have a safe walk from la costa ave to downtown
Have play area and park for kids of different ages
safely ride my bike with my wife and kids to Ponto Beach and Pannikin in Leucadia
None
bring my grandkids on a bike ride but the highway is too dangerous
Walk my dog on a leash.... Especially a service dog in training!
Natrual hiking trails
Experience the coastline without auto, motorcycle, airplane noise
Maintain pristine/open space

What would you like to do along Carlsbad's southern coastline that you can't do today?

I like it as it is now
Picnic
more parking
nothing it is perfect, leave it alone
jog safely.
Take a long walk where I'm not next to cars
park and get out of the car, get to the beach
Ride a bike safely away from cars in a separate boardwalk type area
Walk
Have nothing done except move road east to avoid ocean encroachment .
Enjoy the view at a bar or restaurant
ride my horse by the beach like we used to be able to do before all the horse properties were banned.
Walk along a board walk.
Take my dog on the beach
More spots for cars to watch ocean so that you can get spot for lunch
Park
Trail hike
Find parking
Leave it
a minimal walkway would be nice
have safe parking prioritized for residents to be able to experience the coastline without "fighting" for it or it being an inconvenience to while living here.
Make the beach more accessible
Create a beach experience more like Moonlight
enjoy it just as it is
They need to bring in SAND!! It's all rocks
Improve bicycle safety access with a dedicated bike lane over the whole stretch.
let my dogs run
find places to park more easily but without spoiling this area
walk w/out motorized bikes/skateboards etc.
have more access to parking
have more free parking

What would you like to do along Carlsbad's southern coastline that you can't do today?

have a walking lane / sidewalk
Run safely
Picnic
more ability to U turn traveling south to north
enjoy a park, walkways for pedestrians and dogs
keep as natural as possible
walk safely
keep it the way it is
Keep it the same
Leave it undeveloped!!
walk or run in a designate wide (DG surfacing) walking trail.
Have easier and more parking
Bike safely
Walk more safely
see more diversity in the people.
play full court basketball
Walking and biking without being on Carlsbad Blvd. which essentially a highway
have more free parking available walking distance to beach
bring our dogs down to the beach.
Nothing.
Continue to walk, bicycle, and drive along that stretch of the Blvd without any further construction, except modification of lanes due to tenuous cliffs.
walk along and through the area
More parking to enjoy the beach
access the beach easier
have separated bike paths
Ride bike safer along beach
Walk along the coast
Have a running trail
Walk safely
Walk, run, hike, bike
bike on a pathway.

What would you like to do along Carlsbad's southern coastline that you can't do today?

have a casual meal/drinks overlooking the beach
Ride and run away from vehicles
walk safely with family
Safer biking, walking
Have a bike trail
nothing... leave it as it is!
see more wildlife
There isn't anything that would warrant destroying the ecosystem the existing ecosystem
have a wide promenade away from the roadside for non motorized vehicles including e bikes.
ride my bike without being fearful of traffic
walk over the bridge at batiquitos lagoon/ponto beach on a side walk
walk along a path with better landscaping
Safely walk next to the ocean
not have to deal with bikers who don't respect bike lane boundaries
have a play area for kids
nothing, I can do everything id like to do
Feel safe in the bike lane.
play on better volleyball courts with improved access
Have easier beach access in sections (near 101/Palomar Airport intersection)
Have dedicated walking and biking (seperate) along that stretch of coastline
have more and better parking for the beach
Better parking at ALL beach access locations, including 45-degree parking and stable parking areas
Leave it alone
Easily find a parking space next to the beach
walking paths
go to a restaurant that is on the west side overlooking the ocean
Ride a horse, like we used to be able to do. (Look it up.)
Have more beach access without ruining nature
Have a playground on the beach
Nothing....enjoy it as it is
Install direct stairway access to beach from Solamar Drive

What would you like to do along Carlsbad's southern coastline that you can't do today?

walk on the sand at Ponto instead of the rocks
go to a park in south carlsbad coastal
more parking for taking walk
take an extended walking path or biking path
Take my dog into the beach
find parking in the summer time
More parking would be good.
have more parking in South Ponto Beach area.
Park easier
walk a longer "boardwalk" down by the water like in the village
better see the ocean
Move down the cliffs easier
Find convenient parking in summer
feel safer when parking along the road.
Let my dog play on the sand/in the water
Have more camping spots for locals
run safely
Have better beach access
nothing it is fine as is
Make a U turn at the light just north of La Costa
eat/drink restaurants
Safely run or walk along the road in a dedicated pedestrian lane.
go to a park at Ponto
access the beach more easily in more places (steps_
Walk and have places to picnic along the coast
Have a picnic in a park near the beach
I can't think of anything
More camping
not see the ugly cement smoke stack
Bike away from the cars
I enjoy it as is. Please do not build or sell it, we wont ever be able to undo it.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Park!
Have a separate bike path the entire way
Take the dog to the beach
not have to worry about no parking
Walk on a safe path
enjoy a coastal park
Have More connected hiking trails
BMX park for kids
Rollerskate and rollerblade
I wish you would fix the crumbling roadside 101
Limit the number of people visiting the beach
keep it pristine as much as possible to attract wildlife
park
Hold more family and friends gatherings
Walk out to the cliff and enjoy the view.
It's pretty good the way it is.
Eat outdoors along the view
Play golf
OPPORTUNITIES ARE ENDLESS AS THEY ARE LEAVE IT ALONE
Walk
park
Nothing
more specific areas to pull over, park and get to the beach
Pier
Walk on a safe path with my dog
Not see trash
Have a longer seawall to walk along
Walk and enjoy the views away from cars
Walk safely
Safe walking paths and exploring paths
Walking

What would you like to do along Carlsbad's southern coastline that you can't do today?

have some quiet, not car noise
Have a picnic
Leave it alone. It's beautiful the way it is.
picnic areas
walk on a nice path
Hear less traffic
Safely walk certain stretches where there is no side wall
Parks
Nothing leave it alone
Run more safely
Nothing it's perfect
Picnic
Move the road and leave it natural. No parks don't add anything.
Go to an outdoor restaurant on the beach
Ride my bmx bike with my kids on a pump track then go surf
More coastal access
sit on a bench and enjoy the ocean view
enjoy parks with walkways and picnic areas.
Own property. Seriously NO! I don't want the rich people to have monopolies
walk along the coastline without being directly on the beach
picnic
Drive in a slower speed zone (decrease speed limits).
Build I. A protected bike land like the one into south Oceanside
Have easier access to the staircases within the campground
Have a walkway like "The Wall"
Walk a nature path safely
Hike
Walk/scooter/bike with kids
keep it natural
bike ride in both directions on the beach side of the road.
sit on coast at a restaurant.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Access beach from roadway
Have a space to walk my dog
Walk
Use Ponto beach because the sand no longer refills from the jetty
take a walk on a sidewalk along the ocean.
Walk, picnic, play team sport, exercising
i like it just as it is
open space
Walk and bike safely with kids
Nothing
bike along a paved winding path
Playground
went back in time to disproof the hotel's (by south Ponto) construction
Walk/run on a boardwalk
Outside free gym
HAVE SAFE BIKE PATHS
bicycle safely in a protected bike path
Dog beach
Find a parking place
Have a designated walking path.
Get down to the beach
Park more readily with more spaces
Enjoy the space with my dog
Explore more beach
make it more accessible for recreational use by residents throughout Carlsbad
ride my bike away from the traffic moving so fast
Walk or bike safely heading south
be at the beach without traffic noise
Sit on a huge grass field
Have a nice restaurant or two perhaps just north of the campgrounds to enjoy the views.
Picnic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk
Nothing
camp in more places.
Play pickle ball
nothing
feel safer walking and riding my bike
See questin #1
Use more of the road for running and biking.
Keep it as untouched as possible
Access the beach
Have ample parking
Park easily and go to the beach
Some designated paved parking areas
Walk with no traffic noise
I wish there was more designated parking.
Walk without fear of being hit by a car.
Bike easily with kids
Find more parking to enjoy a picnic lunch.
Be further separated from traffic when running.
Nothing - leave it alone
Nothing. I access that area all the time with no problem
Have a nature walk on actual dirt with natural plants along the coast.
Turn the ghost offramps if the former Descanso Rd offramp into a park that's in the median of Carlsbad Blvd.
Ride Bike with a safe bike lane
Larger safer bike path
Take my kids for a bike ride
Bike with safety from cars
Walk/bike/skate more safely
Bike without cara
Protected bike and walking
enjoy more walking trails

What would you like to do along Carlsbad's southern coastline that you can't do today?

Free parking
Have safer bike lanes
Leave it alone
Bike more safely
easily get to the water
Have dinner or a drink watching the sunset
Walk down the road
Just leave it alone and enjoy the view
walk without jockeying around bikes, cars, strollers
walk safely along the road
Everything I want to do I can do
Hike a natural trail
Dog park
walk from one ind to the other.
Park and see the ocean from the car
Bike paths
prevent Harley Davidson motorcycle road noise
Walk along there safely
run without having to dodge cyclists
A bit more walking in the natural environment
Set up walking trails,
have adequate free parking for seniors
camp on the beach
nothing else
More parking options
find an easier parking place to get to the beach.
drive without traffic in the summer
walk my dog
have full protected bike lanes
have access to the beaches with my disabled family member
Have nothing change

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have restrooms
Run and walk safely along the road with no cars
Have more and safer walking and biking opportunities
Walk or ride a bike along the coast line without cars passing so close next to me.
walk the beach all year long but the rocks at ponto in the winter are terrible! having more sand/ beach would be great.
I think its fine
cycle without cars passing so closely at high speeds
bike and walk more comfortably
use pathways for walking etc
drive our golf cart all the way down the coast, Speed limit is to high
Easier beach access north from La Costa Blvd (need to do Uturn to get to beach)
not have the new giant hotel there.
have access to SANDY beaches
Do more open terrain hiking.
nothing
bring my kids with me down to the sand at the turnaround
Keep views open
sit up on a safe area at bluff level to view the ocean below
Ban people from eroding the hillside.
walk/run outside of bike path
have a sidewalk dedicated to walkers, and one to scooters/bikes
Park easily
Less traffic
Nothing it is perfect! Why haven't you fixed the area across from the power plant and Tera Mar Point?
walk or bicycle along this stretch. Right now, it is too dangerous.
walk safely
walking, jogging along coast without a road nearby
create designated bike and walking lanes that run parallel to Carlsbad Boulevard to separate bikers and walkers from the traffic.
Walk on a path without cars whizzing by less than 10 ft. away in some areas
Get a coffee
Hang out on a surface other than sand

What would you like to do along Carlsbad's southern coastline that you can't do today?

more beach access points
Safely ride electric bike/skateboard
Safe bike road
more parking
have a safer bike route
being able to walk/ride the bike
continuously ride along the Coastal Rail Trail from Oceanside to Solana Beach.
have more beach access
Run and Bike along the coast safely away from cars going 45mph
walk along a boardwalk
day use parking lot for motorhomes
Find easier and lower cost parking
Exercise my dog
Take Dog to Beach / Dog Park
Walk
Picnic on grassy areas
Walk and enjoy the views more easily
Have more parks for enjoying the views, picnics, outdoor activities, leisure time, etc
Nothing
Stroll on maintained and convenient walking trails/paths.
It's perfect
have safer dedicated cycling lanes (no cars, no pedestrians)
walking paths from Tamar south to the north end of the South Carlsbad State Beach Campground
hike and birdwatch within native coastal and maritime succulent scrub
nothing. I like it how it is
always see the ocean from the road (please don't build any buildings between the new alignment and the ocean
access the beach easily
Have safer bike lanes, meaning separate from cars with no areas where the two have to mix. Shared lanes = dead bicyclists.
Walk/run a landscaped path from the north to south area of proposed park
Safe/individual Walking paths
Live

What would you like to do along Carlsbad's southern coastline that you can't do today?

have a protected barrier from cars in the bike lane
not change a thing. It's perfect the way it is.
Danger...see a speed limit of 35mph at Ponto beach on coast hwy. People are doing 55 to 60 mph.
Keep it the same.
it's perfect just the way it is
please don't build hotels, timeshares, restaurants, etc. along coast
Nothing whatsoever
find more parking
picnic with an ocean view without being down in sand
Stop on my bike ride and picnic
cycle without worrying about rushing traffic on the 101
park nearby and enjoy walking on a nice walkway.
Park cars better, safer
Ride bike with kids without traffic
Walk safely
find a parking space.
walk my dog on beach
enhance its natural beauty
have safer walking trails, not right next to the road
find parking easier, even though I don't often need to park down there
Happy with the current situation
walk further on trails without needing to walk in the bike lane
bike in peace far from motor vehicles
have a fire on the beach
walk along the coast
not have to worry about cyclists endangering their lives by using vehicle travel lanes
A walking trail, picnic in an area that is not on the beach
Walk without cars zooming past me
Deport the illegals
Have walking access along the coast.
Find a place to park

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bike (without being in contact with cars) - singletrack
Nothing, I do not feel like we need additional space along the coastline
there is nothing that i want to do different that i can't do today
ride my bike more safely (separated from car traffic)
Leave it the way it is.
Have more walking access
Feel safe while walking, running and biking from getting hit by a car
Nothing
run along coast without concern of car traffic
Enjoy the quiet and natural wave/wildlife sounds away from the noise of traffic along 101
Bike by the beach like in Santa barbara
Keep it undeveloped
Bike
Prohibit parking for RVs etc. Easy car parking with a small daily fee capped
A walkway like downtown carlsbad would be nice
See green grass
Walk on proper paths
Bike safely
...have a picnic and bring my dogs.
Have a decent and safe walking path on both sides
Walking trail
Run without competing with bikes
walk along a continuous pedestrian path
Keep it undeveloped
Sit and watch the world go by
Walk safely
be more carefree when cycling, or running along the coastline.
Shower at the beach
Go to more restaurants overlooking the water
Park
Walk along a trail by the ocean

What would you like to do along Carlsbad's southern coastline that you can't do today?

stop and admire the ocean
I grew up here and have never felt I couldn't do something that I wanted to do.
fly
Remove all current buildings/developments
get down to the sand and back up easily. At the campground access points, you have to jump down from the last step, and to go up the stairs, you have to climb way up to the bottom step.k up the stairs.
Bike path
Not much, pretty happy with it
Lave well enough alone
walk
find easy parking
Find a parking place
Just leave it the way it is
Nothing it's perfect the way it is.
ride my bike with fewer cars
walk on a safe walking path.
Long path to roller skate - not pebble path
Walk, run and bike without having to be on the street
bike safely without worrying about cars trying to park
protect the coastline from development
see more of it.
stop at fewer stop lights
Nothing
enjoy native plants
Nothing that grass or a parking lot would improve.
Visit a city park.
Eat at a restaurant.
leave as is
Keep it simple and open
stop greedy city of Carlsbad developers
Have better walking paths
safely bike, walk, and run along the west side of 101 with my family

What would you like to do along Carlsbad's southern coastline that you can't do today?

walk closer to the coast
Nothing, I love it the way it is!
Bike safely from Leucadia northbound
Parking
have better access to the beach
walking/running trails thru natural areas
Leave it ALONE!
ride a bike without everyone being in my way
Give Carlsbad the courage to actually do something better along the coast
I can do everything there
Leave it
Have more recreational space near beach
Ride bikes
sit in my back yard and roof terrace without having a continual stream of commuters driving by
Ride my bike in the bike lane without having to constantly dodge pedestrians and cars looking for parking spaces.
Picnic tables close to beach
I already do what I wish.
Have more room for bikes
Leave it as is.
bike on a dedicated bike path.
take dogs to the beach
sorry but i like it just the way it is so no more development like the hotel at ponto that was real bumner
Walk
Stop building and keep it country
have ample room to walk
Walk closer to the ocean
bike safely, with a dedicates biking/walking path separated from the road.
ride a bike without worrying about cars
more parking to more easily enjoy the environment
Walk without traffic near me
enjoy a traffic-free walking path

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk safely
spend more time taking care of the gift that is our coastline
Feel more confident about finding parking various days/times
walking paths
Openth Coast highway to two southbound lanes between Palormar Airport Rd. and Cannon
Leave it be for animals
Picnic
continue to do what I do today.
Open space with grass parks
Just keep it natural
have more parking
turn the beachside lanes of 101 to bike+pedestrian lanes
Separate bike and pedestrian lanes
Not worry about more buildings going up that will ruin the coastline and view
Leave my car unlocked.
Change Nothing I like it the way it is
Find more areas to park for the various ocean view lookouts.
Nothing! Leave it as it is
Turn west onto coast prior to Avenida Encinas.
Have more beach access
run a trail away from cars
more hiking
Leave things the way they are
See it left alone
Safe dedicated bike lanes (separated from car lanes)
Eat
walk /jog more safely
Park free (as a 30 yr homeowner of 71) since i can't ride a bike even during the summer/ offer resident permits
walk and bicycle safely
Provide better parking
IT IS PERFECT NOW. DO NOT CHANGE

What would you like to do along Carlsbad's southern coastline that you can't do today?

Ride bikes with increased safety
Have less people
set up parking on east side of hwy
Walking to sip in fresh air from beach without seeing homeless sleeping /roaming around
change the parking situation which is a mess. The state park closes too early and along the coast highway is too congested.
I wish I could be guaranteed it would remain an open space.
Walk and enjoy the view without cars
I like it
Walk and bike along the coastal habitat
A dog beach
Ride my bike along the coast with wider lanes separating cars from cyclists and pedestrian
Nothing, its fine how its is.
have longer, safer bike lanes that are dedicated to bikes.
Ride in a Skateboard park
slow coastal development
Walk dog on beach
Nothing. Please don't over develop this.
Walk on a sidewalk or path near the beach without worrying about being hit by a car
Park
Nothing
leave it as it is
Have a grassy park area
walk without hearing cars
One section makes walking along coast hard
Keep it the same
always run and bike along the beach
See it without the wall
Take my dog for a walk
Safely ride my bike
Find parking
park easier so I could go to the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

It's fine the way it is
Park and enjoy a park sort of like powerhouse park in Del Mar
Walk without hearing traffic
Nothing. I like it untouched
Nothing, leave the way it is
Park more easily during the summer
Easily park to listen to waves and smell ocean air
Have Scenic viewing areas with gardens, walking paths and sitting areas
Play ground
Nothing. I can already go to the beach at a place that isn't completely packed
Less building
N/A
Bike safely
Keep it the way it is
add restaurants
Eat at a restaurant on the ocean.
go for coffee at a nice cafe overlooking the sea (not the road!)
more beach access
Picnic
Dedicated bike path
ride longer stretches of the beach on my bike
safely ride bike
Walk farther along the cliffs
Leave it alone
Have more room to run
More easily walk there
ride bikes separate from the highway
Bike paths
have safer bike lanes
Nothing
take dogs on beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

walk and bike more easily
park easier
Bike safely. I don't bike for fear of distracted drivers or falling and getting hit.
I love it the way it is, do nothing!
use a bathroom
have open space for picnics
Ride my bike in the park, instead of the street.
Take a long walk without hearing lots of traffic noise
safely ride my bike along the coast
Better access to the beach.
more park and picnic space beside the beach
Have more easy-access parking
Nothing. I love it the way it is
less traffic / drive quicker
see more trees
More beach access
Safely walk
Have more stairs so that people don't climb down the cliff face speeding up the erosion
keep the power plant
Walk on bluff further away from highway- I like idea of moving southbound lanes further inland
have better access to the beach
no wishes, except that I would like it to stay how it is
Not a thing
Walk safely
bluff-top boardwalk that is wide enough for people / strollers / with separate bike trails and at least some places where dogs are not allowed like further north at the beach below the Carlsbad boardwalk
Buy a home there.
Walk
I wish it would stay the same
Find more parking spaces.
find easy parking
Park more easily

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk without traffic
It's perfect as it is. You can't improve on nature.
Parks
Easily pull out a beach chair and enjoy the view.
Walk on a measured track or walkway
Hiking and trails
Use a dog beach
Play disc golf on the southern section.
visit a park
Have less crowds
Access the ocean
Drive without a million bikes in my lane
turn left into Ponto Beach parking lot from the northbound lane
There should be walkways along the ocean like those at Tamarack Beach
safe biking and walking
I LOVE It just the way it is!
Park
Ride my bike safely
need more parking
Walk and bike safely.
Ride my bike and walk away from cars!
Walk with no road noise
Public records places to sit & view the ocean from the top of the bluff.
have grassy picnic areas
Be in a park like setting.
park more easily along the route.
paraglide
attend an outdoor concert
Charge tourists a toll for using beaches
Have more safe space for pedestrians and bikes
nothing

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on a secure path
Ride a bike without fearing for my life, especially around Palomar Airport rd and around pinto beach
take my dg for a walk on the beach
LEAVE IT ALONE!
Have a place to exercise my dog
Play pickleball on public courts with ocean views
take my dog there for a nice walk
sit in a park
Creating a new park is a great idea.
hike without cars present.
take my dog to the beach
Have small restaurants/ coffee shops like Caroline's in La Jolla to just enjoy the view with enough parking
picnic spaces
Ocean front Restaurant
Find better parking!
Leave it as is. No development.
Park
Walk on the beach without all the cobblestones there
Enjoy quiet time with no airplanes from Palomar overhead
have a dedicated bike and running path
walk or bike easily
More camping - tents and RVs
bike/run on trails not directly on side of the road
Stop for a coffee/drink.
walk/run
park my vehicle and take advantage of the beach.
not break the bluffs on the way to the beach
shopping
Nothing, I like it just the way it is
Keep it the way it us
PARK MY CAR!!!!!!!!!!!!!!!!!!!!

What would you like to do along Carlsbad's southern coastline that you can't do today?

Local access for parking and access to the beach in the campgrounds
More free parking available overlooking the beach
Slow down traffic
we need more parking
walk on the beach
Nothing. The view is beautiful
Run
find more parking
Everything is perfect the way it is
Insure coastal cliffs integrity
Go for a peaceful walk without motorcycle noise
Dedicated Bike Path
synchronize the stop lights
walk on pathways with the ocean view
Walk where safe, not in sand/dirt or around parked cars
walk comfortably
have better, safer, and more beach parking
grab a coffee at a beachside cage
Walk along a trail
quicker access to beach
walk my dog
park
like it the way it is
keep the view
Picnic
Remove the road. Allow beach access only by walking
Walking
nothing different
Walk safely along the coast.
Walk Full length non paved walking trail
Leave it a line

What would you like to do along Carlsbad's southern coastline that you can't do today?

We need more parks in the area
Feel safer cycling
have a designated dog park area
nothing- leave it alone
In the south end create some retail lots for the building of beach front restaurants where you can eat and see the option. Both upscale and beach friendly fast food.
nothing. It's perfectly fine.
access the beach in more places
Walk or run more safely
slow down
ride my bike without worrying about some jackass hitting me with his car
Have a safer walking path
ride my bike or walk without traffic.
Bring in more SAND around the Poinsettia entrance to the beach!!!!
Park
Walk with more space.
park along the beach
attend a playground on the beach
hike on more trails
happy as it is
Park more easily
Walk along sidewalks on western side of blvd
hike
Find handicapped parking on weekends and from April to October.
Not be nervous of getting hit by a car when jogging
find easier parking, places to park and walk to beach
ride on bike path only
walk along portion from Ponto Road to La Costa Road on a sidewalk or safe walking path
always find free parking near the ocean
walk along the water like one can from Tamarack to Cbad Village Dr. That stretch of Cbad Blvd is pedestrian centric. I like it, love it, want more of it.
Park easier
Take my dogs on the beach or to a coastal dog park

What would you like to do along Carlsbad's southern coastline that you can't do today?

Provide a more efficient road way for cars
park
have more free parking
all is fine now.
stop & enjoy the scenery
take my dog on the beach (Dog Beach).
I would like to be able to have beach oriented park facilities to use
Get to Ponto Beach from La Costa Avenue without having to go north and make awkward turnarounds.
Have a park with a view for families and kids
Have more room to separate walkers, cyclists and cars
park car easier but in no way do i want parking on beach.
Moving the road away from beach
Have an area that requires safe speed limits with enforcement
jog/run without worry about getting hit by cars
Run/walk in an area other than the street
more places for running
participate in establishing a community garden in some of the open space
We need a community park near the ocean.
Im already doing it
Keep the area open and unspoiled by development.
Walk on a sidewalk away from traffic.
access to better walking paths / a long connected walking path
Bike and walk
Walk without so many cars
Picnic
Make Ponto Beach parking bigger
Nothing that I can not do today -- leave the natural beauty as is.
Access the beach/ sand at several locations
Walk safely
Have a safer path to run (not in the bike lane)
find parking spaces

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on the beach during high tide, there is not enough sand.
Have full Restroom facilities
Separate the car traffic from bike and pedestrian traffic
Bike without cars
walk during high tide
Walk leisurely
walk, bike ride MORE SAFELY
Lower the speed limit
bike
Roller skate from one end to the other hand on a safe path
Nothing
Ride my bike without fear of being hit by a distracted driver or a surprise opening of a parked car door.
Easily access Ponto beach from south.
Park easier (see San Elijo area)
Leave it alone
Find parking
Walk safely
Have a lane to drive my golf cart from village to south Carlsbad
Walk safely
Access South Ponto parking from the south more easily.
Rock climb
Find a place to park
Park-people, dogs
Have more space to walk, run, ride bikes safely separated from vehicle traffic
remove all the residential and commercial development.
Picnic
Walk
Walk
drfve on a small road and move I-5.
take my dog to the beach
Enjoy picnics

What would you like to do along Carlsbad's southern coastline that you can't do today?

Take my dog
walk along a sidewalk
It would be nice to safely walk that part of the coastline
Sit in a grassy park
Ride my bicycle with my family more safely
Increase parking
Safely walk or roller blade along the coast, away from cars.
walk more of it
walk
More walking spaces
walking and safe bike lanes
Walk and bike safer
Leave it alone.
Park
Nothing
Walk the coastline before it was built up
Park easier in the coast
Access beach
eat
enjoy a park in south carlsbad
Walking trails
More walking and hiking paths
Have better walking paths
park and get out to go to the beach
Leave it as is
Nothing more, I like it the way it is.
More walkable area
Have a park / open space for kids to play (like at Moonlight)
Be on a walking trail
Keep it the same
walk on a sidewalk

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing, perfect the way it is. If you add parks it will only over populate the area
Move southbound lanes east
park safely
Walk along the coast
remove rocks from beach especially at entrance
Use Small shops
Remove buildings from coast.
find parking more easily
Dedicated safe bike path
Stop development
drink a glass of wine at sunset.
enjoy the coast with entirely no traffic
Live near the beach
Uh, nothing specific.
I enjoy it as it is
Keep it the same. Everything can be done as it is.
Walk my dog on the beach without a leash all the time
There is nothing I can't do today
Walk along the coast line without cars wizzing by
Nothing different and continue to enjoy it beauty and simplicity of what we have and what and what we should always have
Walk along the coast side in a cross walk
prevent structural development
Walk safely
safe walking area
Picnic
Make a legal left turn from Palomar airport Rd just past the bridge to the parking area for turnarounds
nothing. I like it the way it is.
Walk dog on the beach
Nothing as I can enjoy the way it is
Go for a walk and sit on a bench to watch the sunsets
Walk close to the ocean on pavement

What would you like to do along Carlsbad's southern coastline that you can't do today?

NOTHING
Convince Carlsbad city planners to let it be.
Ride bikes safely
Sit and enjoy the view in a unique space, hammocks, couches, seats around fire pits
hike
Free beach access
Walk more easily on a path or trail
Utilize the area for recreation, not just drive through it
Walk from terramar to La costa
Local small market
Go to the beach without rocks - more sand
Walk more safely on a sidewalk
Have a long, protected bike lane where kids can ride like Long Beach
Have adequate parking for people to have access to beach
run more safely from vehicle traffic.
keep exactly like it is today.
park
Have Public Parks along the beach.
Shop, eat, walk- no sidewalks
Walk its length
More free parking
Take walks
Safe path to walk with children
safely walk. I have a friend that was run over by a driver backing up to get a parking space and she now disabled.
Nothing
Passive recreation
bike/walk safely
Drive without all the traffic
drive without stopping in a traffic jam during the summer
Just. Sit with my feet in the sand and enjoy the view
dedicated walking trails along the cliffs, without being on the road.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk
Ride bikes
Have a separated/safe bike path
be more friendly towards Carlsbad residents and not for tourists
More benches
Move the road
Enjoy the scene without the sound of cars
See more palm trees
prevent Matt Hall and his developer buddies from ruining it
Leave it the way it is.
Walk safely with a dedicated sidewalk/ walkway.
have an easy place to park to access the ocean
run without a lot of cars
Have safer bike lanes
Bike easier
Have a separate running or walking trail
Make fully protected (separated) biking lanes
Feel safe biking
Make it wider
have more parking
Leave it alone
Walk and bike without fear of car traffic
Keep it the same
Change nothing
Find more parking
Park easier
safer bike lanes
I already walk bike and run, want to be able to still do that
Have a place to picnic with a view of the ocean
keep it clean
Picnic with a view

What would you like to do along Carlsbad's southern coastline that you can't do today?

A children's playground
Nothing
Better beach access
walk my dog
Walk the coast more safely
Continue as I have done for decades
not sure
Bike without fear of traffic
N/a
been here 65 years getting harder to park
See it stay natural and "unimproved"
Have more parking for access to beach
Walk the entire length
Run/ride bikes safely. Park for access. Gether
Have a bike park and pump track similar to St George Pump track in Utah. Endless free clean fun.
Safely walk without getting in the way of bikes/cars
Further hiking paths
It might be safer for cyclists and walkers and runners.
More free parking for Carlsbad residents
More open space
walk
More easily access the ocean north of the south ponto access lot
Park my car.
have more beach area without the rocks
easier walking trails
Added parking (possibly east side of road)
Enjoy more natural space
Walk or bike with more distance from cars/noise/exhaust
Park and take a hike along beach but not on sand
Nothing
Hike

What would you like to do along Carlsbad's southern coastline that you can't do today?

not a thing--leave as is.
Nothing.
walk without hearing traffic
Access more parking
Take my kids to a playground with an ocean view
Ride my bicycle on dedicated bike or walking paths where I can be more removed from the cars.
Nothing
Bike
have a skatepark
Keep it the way it is
Keep as much of that old times feel in place as possible.
Safely ride my bike
Access some of the beaches more easily where there are cliffs
Nothing, really.
More area for beach activities
walk and bicycle safely
Enjoy more nature
Buy fresh veggies
Have a better running/walking path.
have longer and better running or biking trails
Keep it natural and not change it
safe biking for families
Protect it where it is.
If the west side of Carlsbad Blvd is removed, just remove the pavement. Parking only on the east side of the east side. Leave the land to develop itself.
ride in a dedicated bike lane
Park
Keep it how it is currently.
Find a parking space.... I never can find a place to park
Walk more
Walkway
Walk or bike on a safe stand alone path

What would you like to do along Carlsbad's southern coastline that you can't do today?

ride bicycle in a separate path, not shared on 50mph roads
Easier access for walking.
run without being right next to cars
Park
Ride my bike without so many cars
Have a safe place to bike that is not in road w/cars and doesn't require finding limited beach parking
Park
NOTHING
Walking path
Walk along there on a sidewalk like further up where the stairs are
Go to the park
walk along the ocean
Eat at restaurants right on the beach
Ride a bike and/ or walk the bluffs all the way to Ponto
Enjoy the open space.
a quiet place to enjoy the view/nature.
Have better parking
Be more safe taking kids biking on area
anything recreational
Park my vehicle
Run at high tide without being on the shoulder of the road
Run along the path safely
See the area go back to nature
Walk
Safely walk
Walk similar to tamarack to Carlsbad village
Have a picnic
park
Walk more easily
More kids activity areas
protect the area from any future development.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on westside of roadway safer from traffic
Walk from the beach to batiquitos lagoon on a trail
have a better walking path than what is provided through the campground
Access the beaches along the campgrounds more easily
Live in an ocean view condo above coffee shops and restaurants
dedicated bike trails
Walk more securely along the Carlsbad Blvd. corridor
use the space restaurants with view
Walk
Ride my bike further from Carlsbad village down
Leave it the way it is , protect roads
That it would stay as is but maybe more trails
Walk without going on road
Walk on trails with a view
bike more safely
Suitable parking at a reasonable price
Walk our dog on the sand
Ride my bike on a bike only path
Have an uninterrupted path to jog walk bike that's not part of the road
continue beach walk
hike/walk on more trails
access the beach, as one can north of Cannon Rd.
bike along trails on the bluff tops.
safely, comfortably run/walk/bike along that whole section
Have hiking
No more motor bikes with louse characters and loud noise
Build restrooms
Return it to the natural way it was before roads
Keep it exactly the way it is.
Dog beach
Feel safer biking

What would you like to do along Carlsbad's southern coastline that you can't do today?

have picnic spaces with grass and shade
Have Walking trails
Walk
Keep it the way it is
Enjoy the beach without a crowd
We desperately need more dog-friendly beaches. People now sneak their dogs on the beaches and it's uncomfortable for everyone.
Community park for kids to play
Lighthouse w/ Carlsbad history
Walk safely on PCH as opposed to in the bike lane.
Walk along the coast on a safe protected trail
Park
stop at fewer stop lights
continue to preserve natural open spaces and ocean vistas
walk/jog on a maintained dirt trail, NOT concrete
bike safely
Do nothing
Park for free and enjoy a grass park with tables, swings, trails
walk safely away from traffic
Ocean swim buoy during the summer
More access to the beach from the street level
Access to beach
Decrease traffic speeds
I wouldn't change it at all.
there is nothing that I would like to do along the coast that I can't do today
No change
Safely bike ride, the traffic is too fast
enjoy a protected bike lane
Get easier access
Park my car
Walk
Walk or hike along ridgeline

What would you like to do along Carlsbad's southern coastline that you can't do today?

I am very happy the way it is except for parking
Walk - lacking sidewalks
Charge electric car
Observe some coastal nature. How about a tranquil bird and butterfly garden with native plants and interpretive signage.
nothing
ride my bike safely
Have a park that I could take the kids.
Have a sidewalk along the beach
Make a park like Alga norte
have open trails and hike like we do at Torry Pines
I like it how it is. Unobstructed.
have picnic or rest areas along the coastline similar to Catalina Island.
Walk my dog on the beach
Walk hiking trails along the coast
More organized parking
Walk without cars
Keep it as is
keep it the way it currently exists. Definitely no businesses.
walk/jog without being hindered by bikes and scooters
Improve with coastal park
Bike safer away from 50-60 MPH cars
Additional parking is needed for beach access
I get to do all the things I want.
Ride my horse there although in actuality that is not possible now.
camp
Get down to the beach easily
Have more beach parking around Ponto
Bike safely along this corridor
Make the beach dog friendly
play in the sand...there is none
Have less people

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on paved paths
Feel safer on my bicycle
have a walking path with no blockage of the ocean and beautiful flowers along the path
Take kids to a park closed to traffic/streets with ocean view
Jogging trails not pavement
Park and surf at spots accessed via the campground
Sit on bluffs and watch surfers and waves
nothing
Rollerblade
Have a safer bike lane
Eat or grab a drink with an ocean view
Walk on the beach
Leave it alone
Ride my bike in a protected, dedicated lane
Have more beach
Park at the beach
walk. currently in some areas there is no sidewalk/trail
Walk on a path
Walk
NOTHING
Walk more safely
Easier hiking
use a playground
Biking separately from car traffic
Bike without sharing the road with cars
Sit on a bench
Walk/jog
Hike away from the road
Park
safer walking as parts of the rail are being undermined by bluff erosion
Rollerblade

What would you like to do along Carlsbad's southern coastline that you can't do today?

Dine at restaurants with unobstructed ocean views.
Relax near the beach but not on it. You can't really have a picnic or take the family for a walk. South Carlsbad would be a great place for a seaside park similar to Seagrove Park in Del Mar.
have a safe walking path separate from the bike path
Have more bike / walking not on street
Bike safely
Keep it pristine
Walk safely
More walking trails
Have better access to walk with my surfboard
Dog park
Use a public restroom. (Seriously.)
Nothing
Make it look more green, more vegetation
find parking
Have a dedicated running/walking path
Access the beach
Walk my dog safely
park more easily for beach access along the whole coast
play at better volleyball courts for recreation
Sit a read a book
have an easier time parking at the beach
It is perfect. Don't change it
ride my bicycle along dedicated bilke paths that are separated from road traffic.
Go for walk there
Have clean restrooms along the coast.
find parking (dirt is fine) along the road where the campgrounds are
let my dog off leash
Just park and enjoy the beauty of the ocean.
Increase traffic flow between palomar road and tamarack
Leave it exactly as is
Run/bike along coastline

What would you like to do along Carlsbad's southern coastline that you can't do today?

Limit RV parking
have more space
drive along and see more of the ocean.
Hike
Feel safer while biking with slower motor vehicle traffic
Leave it alone
not see cars houses (I know, it's southern California so that will never happen!)
Keep it the way it is
have more options to park my car
separate bike path due to more bikes
Sit at a table or bench and take in the area
Have a picnic
Run without worrying about cars
More continuous walking trails
Bike with small children
make it as state park as we do not have a lot of undeveloped beach
Ride my bike away from cars
Walk the beaches with my leashes dog
remove South Carlsbad State Campground and return it to the City.
I would change nothing about Carlsbad's coastline.
Picnic, walk dog on grassy area.
Yoga studio
That it would stay the same with not more high density building
More Parking/beach access
Dog Park
park the car inland where there is plenty of parking and walk to the beach free of traffic
park
keep everything as it is
Have bonfires
leave it alone
Better/carved out designated walking paths

What would you like to do along Carlsbad's southern coastline that you can't do today?

More parking
Surf
Make sure counsel members don't develop it
walk far without cars seeming like they are on top of you.
Walk without traffic
Get rid of all cars
Keep it this way
Keep it the same
NA
Visit a park
Easily access beach with free parking
Run safely
Leisure Bike ride trails
Better bike lanes
Safe family biking
have Carlsbad authorities respect the area and not build monstrosities like the one on the beach across where La Costa begins
Leave it alone.
walk along the upper part without fear of being hit by traffic.
It's fine how it is
keeping the walking trails open and unobstructed
Have a sidewalk/walkway near the beach to walk for exercise
Have a dedicated lane to safely run
Park
Have my dog on a designated beach area
We live right near to Ponto Beach and wish there was more parking for the beach goersj
safe walking
Have better public transportation to and from the area so I don't have to find parking
More open green spaces
Safely walk, run or bike on a designated path.
Better walking area - boardwalk
keep it that way forever

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing
Have more handicapped parking
More paths for running
Have more room to walk or bike along the coastline
Park more easily
Sit and watch the sunset
bike path on beach
Run/cycle w no cars speeding or RV's parked all over
Passive boating in lagoon
walk and ride bike separated from traffic
nothing!
keep it the same
...ride my bike on a path completely separated from the roads and traffic.
Walk on a sidewalk
camp along the water outside the campgrounds
Bike
Trail access (soft surfaces)
hike
Bike path separate from cars
Easily ride a bike without crazy traffic
just leave it all alone
Park
Leave it as it without plans for any development
Have more space for walking, biking, parking
be safer as a pedestrian.
I'm happy
Playground
keep the area for the people to exercise safely.
Nothing more! I like the natural area.
Take my dogs on the beach
Walking paths

What would you like to do along Carlsbad's southern coastline that you can't do today?

Good the way it is
Have more camping ground
Cycle on a bike path separate from cars and traffic.
Find more parking
Walk my dog.
Leave it the way it is!
Nothing
Bike ride
To have the city to enhance the natural spaces, not for public or comercial but enhance natural space
Leave it alone
Stop Carlsbad government from developing every open piece of land.
Nothing. Leave it alone
Walk for a couple of mikes straight
Invite more business and reduce taxes
Safer biking. Biking makes me nervous
Have better beach parking from Poinsettia south to LaCosta
More park areas for families. Enough development and more things to get kids out of the house.
Have a more pleasant walking area along the coast. Even with a bit slower traffic, it's very loud and not a great area to walk.
Please keep it the way it is.
Have bikes separate from cars more
Keep bikes off the road
Have more accessibility
Leave it as is for all to enjoy
avoid all of the mentally ill unsheltered folks who clearly need forced intervention to prevent overdosing
Walking trails
Park to take in the view
Do not add more structures
Walk on a sidewalk on west side of the highway
Have dedicated running paths that are free from cars
have fires on the beach
Access it easily

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk my small leashed dog along the beach because I don't leave her alone (emotional support animal) and hence I never get to walk along the beach myself.
Nothing . I can walk and look at views
have a space to play with my dog
Eat at restaurants overlooking the ocean
Off leash dogs
find parking easier, but I don't want so much it attracts non-locals
spend more time enjoying the view
drive in wider and smoother road condition
Walk my dogs
More greenery
Ride my bike without being so close to speeding traffic
Buy an affordable house.
Not see a trailer park
Have an ice cream
have more car lanes
More sand on beaches
Ride my bike in a dedicated lane
drive peacefully
Hiking trails where we are not close to cars, traffic and bike lane
cross the street near ponto easier (walkway under the bridge?)
Separated bike path
Designated larger bike/run lanes
A park with Playground with a possibility a food area similar to moonlight beach
Keep it the way it is
have a separate walking path
more/better parking
Access the beach. Too much focus on attracting tourism has made it nearly impossible for a local to park at the beach on a summer weekend. We NEED MORE BEACH PARKING
Have a few more access points to the beach from the east side.
Find free parking
Park easier on west side of Highway 101 for safety of not walking across it.
Have a more consistent walkway that is safe

What would you like to do along Carlsbad's southern coastline that you can't do today?

Keep bikes and e-bikes away from traffic
bike without dealing with cars
Have more protected bike lanes
Have a playground by the beach like moonlight
Walk with less traffic noise
Ride bikes with less traffic
Walk without fear of getting hit by a car
Park a little bit easier (though not too much easier or we get more tourists ;)
Walk on sidewalks
Keep things the same
Easier paths to get to beach
nothing--you can walk, run, bike---all easily
Let it go back to nature
Walk from ponto to carlsbad
Find easier parking
Ride in a protected bike lane
have more seating.
Restore creek at canyo de las encinas
Bike
Nothing. I like it how it is.
Nothing, it would be great to keep it undeveloped
Take my kids to a playground next to the beach.
Run safely
Nothing!
walking trails
Nothing, it's epic and no other city has this.
not have as many speeding cars
keep the coastline as it is. This is a rare vista in San Diego county.
Picnic tables and benches would be nice
Build a beautiful park in the Ponto area!
Walk along the shore

What would you like to do along Carlsbad's southern coastline that you can't do today?

Keep it the way it is
Pull into a coffee shop
More picnic areas
Find parking to watch sunsets over the ocean
have an uninterrupted dedicated bike path the whole family could use
safer access to the beach
Eat at Restaurants with beach view
offer better parking on the east side of the 101 with easy walking access for beach goers
Have more parking
Nothing.
More easily get to the beaches
Walk on a sidewalk
Walk on a path/boardwalk
Ride a bike safely
Park!
Have safer bike lanes
Prevent further development & trash
Bike without fear of cars
Walk on walking paths
return it to nature
walk on a walking path
Use the lagoon to boat, paddle and swim.
Nice family parks with playgrounds for children.
Better access the beach
Am handicap, little personal access.
hike
Drive and enjoy the coast without having to watch for runner, bikers, etc
Grow fruits and vegetables in a community garden
Use picnic areas
Walk longer distances
have more parking so that we can enjoy the sunset

What would you like to do along Carlsbad's southern coastline that you can't do today?

Park and get down to the beaches with ease
PARK
Preserve the open space
have safer access to the beach without needing to cross traffic.
Take the kids to a park there
Pull over and feel more safe; there's always a lot of sketchy motor homes (mostly unsheltered persons)
Bike path
Eliminate all auto traffic
Do outdoor kid-friendly activities (playground, field, picnic area) while having an ocean view
Play volleyball... for free on my public beach
A walking path along all the coastline with no interruptions
Siting areas to enjoy the sunset
Walk my dog on the beach
Keep doing what I do now
Have more recreational space
nothing
Leave it undeveloped
Picnic
Park and watch the ocean
Have a safer place to walk
Take my dog off the leash
find parking...too many cars for not enough spaces
Walk longer along coast
picnic area without sand
walk safely along the boulevard without walking single file
bike paths
Easier access to parking spots for beach access.
Complete bike path
park
Know that the scenic drive south will stay as is
Trash cleanup.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bike along a designated bikepath
More parking
ride in a more designated bike path separated from foot traffic
Ride my bike in a bigger lane on that route.
Better parking
Make wider safer bike lanes so I can bike with my little boys
Gain direct access to the coast from the northbound lane...it's very limited now
More parking
Enjoy the view without increased cars traffic and parking lots
No answer
access batiquitos lagoon from the NorthWest side to hike
Live on the coast
Have More public restrooms
Just drive and sightsee but the coast always changes
see it remains as it is now
It really doesn't matter what we.... The citizens want in this area. The unelected, coastal commission, puppets of the governor will allow you to do ONLY what they want.
Have a continuous walking path
Spend less money - to keep taxes lower than they already are.
Nothing. It is perfect the way it is.
in the future not have to share a car lane with bicycles.
walk safely in the bike lane areas
Open space please
Make our City understand that not every space needs to be changed
Bike along the coast, away from cars
Decrease footprint
Run at night
Find parking
Run without worrying about cars
There's nothing I can't already do there that I like.
Just enjoy the beach
walk on the beach no matter what the tide was like

What would you like to do along Carlsbad's southern coastline that you can't do today?

Run or walk on a side walk or path
Walk on a protected sidewalk, which doesn't exist by South Ponto Beach
More places to dine
A dedicated bike lane
stop at a coffee shop.
Have a campfire on the beach
nothing
Better/safer walking paths.
Have more connected running trails. Similar to Cardiff
More access to cross 101 to get to beach through campgrounds
Parking, but should be provided somewhere
have more parkland, grass areas to picnic away from the traffic
Bike paths along the beach or board walk
Park
bike more safely. I'm a senior who likes to slow bike, not fast bike
Landscape it for open space
Nothing
Have more room to walk
Keep the natural beauty and stop over developing
Bike with the family not alongside the busy road
Park easily
More camping sites
more parking
Nothing.
keep big hotels and high rise buildings away
Keep development out.
Add walkway
Bike with my kids safely
Add free parking and beach access
feel good about how the road impacts the coastline
Move the hwy east as proposed

What would you like to do along Carlsbad's southern coastline that you can't do today?

unclutter the traffic
Leave it alone
Park
Leave it alone.
Nothing
Leave it alone
Walk further south on a paved walkway
More walking
Leave it alone
Nothing. It is nice just like it is.
Picnic
Safe biking
safely walk
Bike lanes and walking paths away from the road
Nothing.
Ride bikes and walk along the coastline without the current car traffic hazards at Palomar Airport Road
Rent sailboats
nada
walk without cars zooming by
Bike separate from traffic.
Get rid of the dirt parking lot right below palomar airport road, to many ignorant people park there and litter its a waste of space.
enjoy a natural unbuilt environment
I wish I could have a little more space to run along this stretch of land without getting in cyclists way
Nothing. It accomodates everyone with no problems.
Nothing! Leave it as is!
get coffee
Still have bonfire on the beach in north Carlsbad.
Have more parking for cars next to the ocean.
Ride bikes with kids on Carlsbad Blvd from La Costa Blvd toward downtown Carlsbad
be a part of restoring the native landscape and plants there
I like it the way it is

What would you like to do along Carlsbad's southern coastline that you can't do today?

convince you to leave it alone. Perfect as is!
More Walking on Developed Trails
Change nothing at all.
Nothing...it is great as is
Enjoy safe open space for walking, picnicking and being with friends and family
Nothing
walk and enjoy the view
Ride my bicycle with less traffic 2 feet away
Ride my bike on a bike path along the cliffs that's designed specifically for bikes
Enjoy native plants
Have More space to sit down and spread out overlooking the beach
picnic
See this area untouched. I love it like it is.
Slow traffic down.
Reduce auto traffic
Great the way it is !!
Nothing please leave it!
Have more Open space! Why does a road a traffic go through this area?
Have an open space to enjoy the beach without cars driving buy and feeling safe to walk as a pedestrian.
Hike and walk and move the highway farther inland
I love it as it is
walk to restaurants, shops, parks along Carlsbad's southern coastline.
walk to the beach
Water access
Nothing
Have more of a boardwalk
More parking
Nothing! Stop building things!!
there is really nothing wrong with the area as is.
View native plants in that space between north and south Carlsbad Blvd
Sit on (more than 1) benches to enjoy the view.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Control the loud racing cars and motorcycles
Create a bike only lane that is safe (no guardrails, no parked car doors to worry about, no pedestrians or sand)
Nothing
Limit the traffic noise
Walk safely
Have a much wider pedestrian-focused sidewalk.
Nothing. Leave as is!
Nothing
Nothing
walk on a trail or sidewalk all the way
Continue to use as is
I can do anything I want and the beach is available to everyone so there's nothing I wish I could do
Ride bike more safely
Walk down stairs to the beach from hotel
I would like to do more biking on a safe, separate bike lane.
Walk along the coast without crossing a street.
Feel safe when I walk or bicycle
nothing - leave it alone
park easier
Have a dog park along the coast
ride bike safely
Stop a large construction project from happening
Leave it alone
Easy parking access to DIRT or DG trails (better for seniors)
ride a bike safely
Nothing it's fine just the way it is
Nothing
Leave it alone.
Safely bike from leucadia to the village with kids
Nothing
Have a path/sidewalk where pedestrians could walk

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk/run safely without being close to cars
Nothing, it's perfect
Nothing, leave it
Walk safely along the coast without the fear of a car hitting me.
Leave it the way it is!
Play golf along the cliffs
Do nothing
Nothing
Don't touch it
Have more beach time
absolutely nothing
Walk safely
Have more walkable space without speeding traffic
Have a walking trail that ran the length along the coast
Walk my dog on the beach 😊
walk the 101 / coast from Tamarack all the way to South Carlsbad, without concern for cars
Stop to enjoy the view
Nothing
Walk on a sidewalk
Take my dog to a dog beach!!
Walk or run on a path without having to use the main road
Walk and bike without worrying about getting hit my a car.
have nothing change I love it the way it is
Nothing. Literally nothing. It's perfect!
Create more walking space
Walk without noisy traffic and occasionally hear the waves.
Nothing
Nothing
Walk here safely
continue to enjoy the coastline as it is currently.
Walk safely

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more options for parking, even though I live about 2 miles away.
Keep it the same
Preserve its natural setting
Walk safely from one end to the other safely
Bring a dog there
Bike safely with my children
Find parking easier
Minimize hardscape
Make it more safe for walker
Dine along the beach.
Bike ride safely
Keep it the same
Parking lot
Nothing more!
Bicycle in a SAFE space away from cars.
Walk or ride without traffic
preserve the natural beauty
make sure it stays the way it is
leave it alone
Walk
Keep it simple
Wider bike lane
Increased parking for easier beach access
Look to the East and see more open space.
Have slower traffic
Not have to worry about being hit by a car on my bike
have a nice park which would be low scale and have some parking.
Nothing
Have Public Parks along the beach.
reclaim, make park
BUILD A PIER

What would you like to do along Carlsbad's southern coastline that you can't do today?

Hate to say it, but more parking so that more people could enjoy the area for passive uses.
have more parking
Leave it like it is
have an easily accessible grassy lawn to picnic on
A safer Pedestrian walkway only
Maintain the absence of commercial development
More beach side park area.
Absolutely nothing
Better trails
walk and bike
Not smell the smoke from the camping ground.
Go to a good swimming beach
have a designated landing area at Dave's Beach for gliders
stop the development
see it wild and not paved over.
Leave it alone
walk more safely
Walk down to the beach on safe steps, especially close to the light near Palomar Airport Road.
Walk in a pier
Guarantee no buildings would be made on this area
Nothing.
walk without worrying about getting hit by something
Find parking easily
Keep the 101 exactly the same as it is
walk dog on a paved path overlooking the beach like north carlsbadbad
Reinforce the coastline from erosion
walk without fear of getting run over by vehicles
Lessen the traffic
create more open space
Nothing
Lower the speed limit

What would you like to do along Carlsbad's southern coastline that you can't do today?

Sit on bench
Nothing I can do everything I want to do
keep it the way it is!
Safely bike ride- have guarded bike lanes
Easier access to campgrounds surf spot
Keep how it is
Nothing. I live in Solamar.
Have better pedestrian address to the cliff
Nothing
Get rid of the new hotel
Park more easily
Enjoy the area with less congestion
Find a place to park a car
Walk without worrying about cars
Protect it from the city
Ride bikes more safely
Feel safe in riding a bicycle, separate lanes for walkers and bicycles
Have more open space when there is high tide
walk safely away from speeding traffic
Walk on pedestrian trails the length of the coastline,
Better walking trail
Currently, I can do everything I enjoy as it is currently configured.
have a few additional options to enjoy a drink and/or meal at sunset while enjoying the ocean view
Stop protesting these new construction projects
turn left out of south carlsbad state beach parking lot and avoid u turn at la costa
Have no buildings obstructing the view
See the parking underground like at Torrey pines
Walking and biking paths
nothing. leave it alone if my first choice
Bring my dog to the beach
restroom

What would you like to do along Carlsbad's southern coastline that you can't do today?

Not enough campsite spaces for the beach. With sea level rise many spaces will be lost and need to be replaced. Putting them on the bluff west of the road with separate access would provide more spaces as the population of the county continues to increase.
Nothing
View the ocean from a park
LEAV IT AS IS
Bike it
Nothing
Have a park near Ave Encinas and Ponto.
have more day use parking as long as it does not impede recreation or lead to armor.
Walk On a safe sidewalk
access the natural environment
relax or play in a green grassy area with that view.
Perhaps walking trails
Walk.
minimize conflict of uses for pedestrians, bicycles and vehicles
Have safer pedestrian facilities
Attend indoor festivals - music, art, food tasting, beer tasting. . .
walk to ice cream place
Nothing. I love it the way it is
Add a walking/running trail
not have cars zooming past me when walking
Have a dirt trail to walk on
Walk a coastal pathway
Prevent more housing from being built near the coast
park near the water ... for free.
Only change/addition would be a playground near the beach that has ocean views
Enjoy the natural space
Safer parking (no backing out into road)
Nothing. It's fine as is.
Have a safe running trail
Keep it as is

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing
It would be nice if the parking lot had some benches in the parking lot north of the south state beach.
Leave it untouched
Keep it as is
Ride bikes safely
leave things as they are; it's perfect
It's fine the way it is.
keep it the way it is.
N/a
go to the beach with less people
Nothing
put a park in
South Carlsbad coastline is just great as is and meets all of our needs.
Keep it the coastline the same.
Learn about historical people, plants, and animals using this area
Nothing it's perfect the way it is
I truly like the way it is!
Just keep it the way it is into perpetuity.
Dining
Enjoy sunsets from a green area
Park....
have more safe green space to walk without bicycles
nothing
Stop money hungry people from building in the city I grew up in
not have to pay for beach parking LOL
more parks
I can do all I want to do already.
keep it exactly the way it is.
Nothing.
see the beautiful coast as i drive along the 101
Keep the natural openness

What would you like to do along Carlsbad's southern coastline that you can't do today?

Leave it alone.
Nothing. Like it the way it is
Walk
Nothing
bike, walk, run safely
Please change NOTHING!!! It is beautiful the way it is.
bike or walk safely
Have more walking trails
LEAVE IT ALONE!!!
Walk on a wide sidewalk
Bike safer
Nothing it's perfect
walk and sit . watch sunsets
See less buildings
have dedicated and safer walking paths north/south
Disc golf
Spend the day without actually being on the beach in the sand
see more native plants
Nothing else leave it alone
see only native plant species.
Maybe go to a park with a picnic in the grass
Nothing
dine with a view - more cafe-like bistro places with umbrellas and a more european coastal vibe
Have a commitment from the city to not develop the area
Nothing
Park easily, anytime of the week
Nothing. Leave it alone!
Walk
Walk trails among native vegetation
Share my view, NOTHING TO CHANGE
bike safer

What would you like to do along Carlsbad's southern coastline that you can't do today?

feel safer and more confident to bring my family biking.
remove every single non native plant
Underpass under the 101 for safer pedestrian access
expand the bike lane
bike separated from vehicles
Park
Keep that there aren't any shops or restaurants or anything like that
carlsbads coastline is perfect as is. If ANYTHING must happen, a beach walk, similar to the one between Carlsbad village and tamarack, might be a nice option for rollerbladers and bikers.
Stop along more places and park my car
walk my dog on the actual beach
Nothing
Have bonfires on the sand
Run on trails
Nothing I can do everything I want to in the space.
I like it how it is
Walk with open space
Leave it just the way it is
Day use parking for the campgrounds
Nothing
Keep it preserved
Walk on a sidewalk
Keep it the way it is
have it stay the same
Nothing, it is fine the way it is.
nothing because it should not be touched. We have harmed our coast line enough.
Nothing
walk next to the beach while staying safely away from cars/bikes
Safely ride my bike - need bike lane separation
keep it like it is.
i wish there was better parking (more)
Go on a pier

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing - keep it like it is.
have more beach access
keep it open space, don't over develop it
Nothing different than what I do today which is enjoy it and feel blessed to live here.
Bring my dog to the beach during off-season
Find parking for residents who actually pay taxes here.
Bike without worrying about traffic or people with strollers taking the lane up the
Help with removal of invasive plant species
Walking trails
take long walks
ride bicycle with added security/safety
Have safer ocean side running
More trails for walking.
Nothing. It's perfect
convince you to leave the space the way it is.
Bike
have a large open coastal park
stop developers from ruining our coastline
Keep plants
Park
Walk above the beach without tacky fencing
Needs more pedestrian walk ways to access the beach
Plant native vegetation and make a park
Bike without fear of cars. Separate - dedicated bike lane with easy safe access
Add coastal little parks like Encinitas at several points
see trees
We need a park in South West Coastal Carlsbad
Nothing. Leave it alone
Ride bike safely
Have a small walking trail that leads down to the shore.
Walk or bike away from cars

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing
Leave it alone in its natural current state.
Nothing
Nothing, it is perfect the way it is!!!
cross under Carlsbad Blvd on foot to the beach from Ponto Park
See the flower fields from the 1970s.
Leave it as it is
Do nothing
Nothing
leave it alone
I like it in its natural state, nothing
Play pickleball
be able to park more easily
Walk safely
Park
I'm happy with it the way it is
Run along the road on a sidewalk
Walk and ride on a dedicated path without risking life
Have better accessibility for the disabled, including accessible trails, accessible parking, etc.
Ride my bike safely
Walking paths
have a hiking trail
Have a Greenbelt park
Nothing- I can already walk & bike no problem
walk along a wide boardwalk.
Nothing
Throw a football on a grassy field
Have more space we could enjoy by the beach instead of Carlsbad blvd
Park with ease
Park and watch the sunset
park and gain beach access

What would you like to do along Carlsbad's southern coastline that you can't do today?

park and walk south of Palomar Airport Road
Hike along beach
There's plenty of ocean access along that 3 Mile stretch. Access to the beaches are key to Carlsbad success.
Access the beaches easier
Park nearby without looking for a spot
See more wildlife
Do nothing!!!
nature trails around the lagoon
Have a grass dog park, or a dog beach like Del Mar.
Keep it as it is. There are plenty of developed places in other parts of Carlsbad.
Bath in the natural glow of nature
Bike path
Keep it useful for all folks, parks and accessible for all
Please leave the coastline alone
Nothing else
Expand area
Have dedicated bike paths away from road
Nothing
I enjoy it as is.
Nothing that I can't do today.
Not have more developers ruin our coast
Enjoy beaches without rocks
Find extra parking that aren't in sand banks.
Nothing It's perfect as is
Run on a continuous path/trail from the village to ponto
A dedicated bike/walking path
Nothing!
Keep it just as it is
Nothing
Nothing. It's good as is
Nothing I wanted to stay exactly is it is

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have additional parking.
walk my dog on the beach
Access waves easier.
It's fine the way it is.
Drive with less traffic.
bring my dog to the beach
I wish there were less people, not more!
park easier, close to the walkway.
I wish you would stop allowing them to plant ice plant anywhere they make a roadside improvement on five even if it's the required distance from the beach.
Define a green space /park along the strip to be dedicated for flying unpowered radio controlled gliders
Walk my dogs on a sidewalk along this route.
Ride in bike lanes with bollards like cardiff has
walk safely on the street or sidewalk
Nothing, leave as it is
park and watch sunset
Walk
Add 2 proper bathrooms & 2 showers.
Bike or walk comfortably without cars speeding right past
Have. a safer bike trail
stroll along bluff safely
Nothing ; leave as is in its natural state.
I can't think of anything, other than what I am able to do already
Nothing
See more natural dunes
Beach access
nothing
Walking Path away from traffic
Walking trails and plantings
walk / run on a dedicated path
Have protected walking
Nothing. I like it the way it is. Please do not do construction or change it unless absolutely necessary.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bring dogs to the beach
Have more space to walk
maybe some basic commercial in the median
Take a leisurely walk
bike
find a parking spot
walk and hike
as a senior I need a bench
Enjoy family time relaxing and enjoying our beautiful coastline without the noise and danger of speeding cars on the coast highway.
find parking in that section of Carlsbad
nothing, leave the coast open
easily walk the beach
disc golf
Count on it NOT being developed. Let it remain as natural and undisturbed as possible. I walk it every single day.
Picnic on the grass
Bike ride
Know that there will be some nature along the coast for my kids to see someday
more seperated bike,hike lanes
play volleyball
improve pedestrian safety and connectivity
Park
It's absolutely perfect exactly as it is.
walk along the shore
Just enjoy it the way it is
get rid of large packs of bike riders
Protect the bluffs better
Take my kids to a park with a grassy area overlooking the beautiful coastline
walk my dog
Keep it the way it is
Play in a park
go to a supermarket/retail center near the campground, like Cardiff has with Seaside Market, etc

What would you like to do along Carlsbad's southern coastline that you can't do today?

I can do what I want but wished there was a path dedicated (not on the road with cars) to bikes/runner/walkers
Shop and enjoy world class food
Walk safely in a walker requires sidewalk
Ride bikes
have more walking paths
Leave it alone
Park & walk safely
N/A
Leave it alone
NOTHING...THAT'S THE POINT!
bicycle
Nothing. I can do everything I want right now.
Sit on bench to watch sunsets
Sit in a chair and look at the ocean
Biking and walking without fear of vehicles
have the entire stretch turned into a park, much like North Carlsbad Blvd
Use a walking paths
Walk my dog
Better, safer, pedestrian walking path along the intersection of Palomar Road
A large Walking and bike path
see native plants, native environment
Bike path
Community park.
Nothing !
Carlsbad's southern coastline currently offers everything I need to enjoy the beach and ocean. The limited parking is a natural way of keeping the crowds down. The coast natural beauty is incredible.
Do nothing at all
better & safer walking paths
bike without cars
Leave it be it's perfect
just leave it alone
Have a nicer path down to the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing
Bike safely
Nothing
Find a parking space
enjoy wider beaches
Have biking trails
shower after surfing
Nothing
Picnic
It's relaxing the way it is and you can appreciate nature
Keep it the way it is
Find more free parking
Walk
Take me dog on the beach on leash
Nothing
walk without the concern of cars
Walk safely with a view of the ocean
Nothing. Leave as is
find better parking to walk on the beach
I do everything I want to do already - walk, run, bike.
feel safe riding my bike
Beach access from Poinsettia Lane
Have a bike lane out of traffic
Walk or bike in dedicated/protected barrier lane
Park more easily
More sidewalks
Maybe a better walking or running trail
Keep this entire stretch of land untouched for years to come.
Have more camp grounds
Nothing, it's perfect.
...have an auto free zone adjacent to the bluff top

What would you like to do along Carlsbad's southern coastline that you can't do today?

sit in a park and have lunch
Have a safe area to walk, jog, bike no motorized traffic nearby
walk along the entire stretch without being drowned at high tide or feeling way too close to the road in the dip area!
Have more room to include bikes
Connect to the Coastal Rail Trail
Some beach access for dogs
find parking even at peak demand times...
have it stay untouched in all its natural glory.
Have no change. I do just what I want to now.
Bike or walk safely
Bicycle on a dedicated path
Safer pedestrian access for walking/running.
Nothing...leave it alone. Don't need more unnecessary development.
Have more beach parking
have a park
Park more easily
more parking
have an area to safely walk
terrace the cliffs from the road to to beach to eliminate erosion possibly with tiering the cliff line
park ground (not carpark)
Playground
Walk on a sidewalk
Take my dog to the beach.
Happy the way it has been forever
hike
Walk safely along the coast in a wide designated walking path without being afraid of being hit by a car.
Walking trails
have a better, well-defined walking path.
play pickeball
Park and walk the coast
better parking with out people crossing the busy HWY 101

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have preserved open space no topen for hotels
Ride my bike in a space that is fully separated from car traffic
Have a drink or meal overlooking ocean
find it easier to park
patronize restaurants. Oddly Carlsbad has almost no beach front restaurants. This would be a huge value add!
have more open space
spend more time on the beach without the rocks at Ponto
Park along Carlsbad Blvd
dedicated bike lane
Ride bike safely
walk/jog safely
Get rid of the campgrounds because the smoke from burning wood travels into my house .
Keep it from development
walk most of it
walk peacefully and safely
ride my bike without vehicle traffic
I can do everything I want
Nothing!
walk not on/next to the road
walk around on trails
see more artwork. Sculpters . Walkway. Beautiful trees.
I like it the way it is
Nothing...
Walk dogs like up north
go back in time - When I first moved here 28 years ago one of the draws was "slow growth" but I've watched as our community has become more and more what I left behind in the bay area - too many cars and people.
Walk on a sandy beach
safely walk along more of the bluffs, instead of being forced to walk in close proximity to traffic
Parks
Nothing, everything is beautiful
Have A place to eat that looks at the ocean without cars in the way.
Have fire pits with ocean views.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Enjoy the lack of development
Picnic or sit with my disabled husband and have a disabled walkway.
walk along a seawall
Park easily
more parking
Bike in a seperate lane
use extended walking trails along the beach
Stop the development
let my dog play
Access more beach
walk on a wide sidewalk
Walking trail with views
Enjoy the beach without heavy crowds
walk, picnic, sit and watch the ocean
Bike safely.
Nothing, stop baiting lulw
park for free
find more parking
I like it just the way it is
have public parks
More retail/destinations
Park
Ride our bikes safely and not with traffic
keep it the way it is
It's perfect the way it is
HAVE PICNICS
Stop all the horrible tall buildings
enjoy designated picnic/bbq areas
Access Ponto from Encinas, via 101, via La Costa Ave
Parking
walk on a trail or sidewalk all the way

What would you like to do along Carlsbad's southern coastline that you can't do today?

Run/Walk More Safely
Leave it alone!!
I wish there were more walkways down to the ocean
Walk a boardwalk
Leave it alone
Walk along the road on a sidewalk separated from cars
walk on a designated "natural" trail
Nothing it's perfect
move southbound lanes next to northbound lanes
bike with my kids (too much traffic)
have more beach parking
nothing
grab easy, quick & healthy food options (like the smoothie places in Carlsbad Village)
access the beach at more locations
Have better biking trails
Walk safely on a designated path
have easy/safe access to beach for seniors and Hilton guests
have a safe walking/biking/jogging path
Have family/group picnics
Take someone in a wheelchair on the sand to the waves.
sit on benches on the bluff
find a bathroom/toilet.
Keep it open space
More designated open space....
Have a place to park and watch the sun set.
have improved beach access
have entertainment options
keep its natural state
park my car and go for a long walk on the beach or groomed trails.
park more easily
mountain bike

What would you like to do along Carlsbad's southern coastline that you can't do today?

Keep traffic down
We need a safe place to walk. A sidewalk.
Have green space for picnics, not just sand
walk along beach side without traffic right next to me
Enjoy more Ocean view restaurants
More access to the sand on the beach
not destroy the natural beauty of the coast
picnic on a grassy area and picnic tables
More walking paths
Easily access the beach
Nothing - keep as is
Leave it alone
Get more safe access to the beach by foot and or hiking trails.
bike safer
watch the sunset
Have more parking for the beach
move traffic to east sid, open space to ocean side
More beach volleyball courts
Keep it in its natural state! Do not change from current.
Wider walking and biking trail. Similar to what Cardiff has between Cardif and Encinitas
have room for cyclists WITHOUT removing space for driving lanes
Dine
walk safely without worrying about traffic
I would keep it as is
There was more space to walk safely
walk from Carlsbad Village Drive to La Costa Ave on a path/sidewalk
See more open space
Appropriate bathrooms
Get you to understand every inch of Carlsbad doesn't need to be developed
have better walking trails
park "nose in" rather than trying to wait for chance to back up to parallel park

What would you like to do along Carlsbad's southern coastline that you can't do today?

Find parking.
Nothing
walk safely without traffic.
ride bikes with my young children in an area that's protected from the street traffic
Pull over while driving and look at the ocean
sit and enjoy the view
Separate bike lane safer for families and kids well and adults!
Stop to watch the ocean
ride my bike safely (currently bike lane is part of a highway)
A children's play area is needed
have a designated walking path like the one recently completed along Vulcan Street in Encinitas that is adjacent to the railroad tracks
Walk safely
sidewalks to be wider so bikers and walkers could be there
walk on a safe trail, sidewalk, or boardwalk without using bike lane
walk along a side walk away from cars
walk
Not choke on campground campfire smoke
A quiet natural space to watch the sunset
places to sit
Leave it alone
Eliminate traffic and feel safe on the Breeze bus on 101
walk
Walk safely
Nothing
have a park, with play structures and adult circuit
Access the beach
I love the natural view
Let my dog off the leash in a dog park area
have safe access and areas wheelchair friendly
walk along the coast line in a safe way
Ride my bike safely separated from the traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

No change
Nothing-leave it alone
increase bike usage
Nothing.
keep it the way it is
Remove non-native species and repopulate the area with native plants
Take my grandchildren to a nice park
Return it to country road. Open the chain link fence with paths to the beach
Add services, nice restaurants, small shops that we could walk to
drive without stopping
Ample off-site parking
Walk
Not worry about the homeless sleeping there.
have safer walking and biking with less traffic
Bike/hike trail
Playground
enjoy a restaurant
More biking trails
Keep it with no changes
Walk
See the ocean
easy access to coast
drive my "low speed vehicle" all the way to Ponto beach
Have more walking trails
Find more parking spaces to access the beach.
Simple park with grass
Not deal with all the cars
Walking path that runs the full length of the coastline
Better bike and walking/running access
safely walk, bike, park the car and view the ocean
Drive in less traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

walkway similar to that at Tamarack beach
Make sure Carlsbad keeps it how it is.
Walk the route without having to go on the road/bike lane
Walk further South.
I do everything i want, no need to over build with shops etc
Like it as it is
Sit and relax in a park with ocean views and breezes.
More beach parking
Remove camping areas
Walk or bike on a dedicated path
Nothing. My main fun activity is running, and I can freely do that now.
Walk and bike safe with my kids
access more beach areas along the coast
Leave it the same
Bike more safely along PCH
Walk safely
Bike safety separately from cars
Let my dogs run without a leash
access the beach in my electric wheelchair
Open space for parks and casual gathering
parking ohter than side of the road
More beach
Leave it alone.
Stop motorcycle and truck noise
Leave it as it is
cycle safely away from traffic. I've been hospitalized twice from accidents.
nothing
Access water via a marina. Sailing.
Not smell the water treatment plant.
Walk
walk in a space that is not the bike lane

What would you like to do along Carlsbad's southern coastline that you can't do today?

Play pickleball
Drive without traffic
Have a bit more parking
Bike and jog safely
safely walk or ride a bike without worrying about high speed cars
Safer Bike trails
Walk along a beach trail
Walk there on a safe path
Nothing
Have a linear hiking trail, separated from roadways, with native landscaping (and a few Torrey Pines?) designed with coastal views and sunsets in mind.
Walk above the coastline, in the same way I can walk between Cannon and C-bad Village Dr
BBQ with tables, fire pits and shade covers already there.
Walk the full length with improved ocean views
Drive the coast slower
Nothing, it is perfect the way it is.
Bike safely
Park easily
Enjoy uncrowded beach
Remove hotels
walk without being harassed by cyclists
not change anything.
Keep it natural as it is now for it is a true pleasurable place to be at peace with nature.
Picnic with family
...bicycle safely.
there is absolutely nothing I wish I could do there that I can't do today. Please leave it natural bluffs with dirt paths.
Nothing
Have more places to park for beach access
Play pickleball
do nothing with it. It's FINE!!!!
Bring my dog to the beach
Safe bike paths off the street

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on a smooth path
Walk/run without feeling like you will get ran over
Not have to walk inside the campground to enjoy the coastline
Keep it the way it is
take a walk with separate bike path, and not crowded together on narrow sidewalk or
Safely walk, run or bike ride
Walk on a path away from cars
Bicycle and not fight car traffic
Safely walk/run/ride along the coast with beach access.
Walking paths
Better parking right along the cliffs on the southbound side
Parking
Be there more often
Add parking
Nothing
Get away from cars while riding my bike
Hike long trails without paralleling a highway
Get better access to beach just south of palomar airport. Stairs would be nice!
Plant more Palm trees and flowers
more camping
Open space
restrooms
Fly over the daily traffic
Walk without worrying about cars
find a public bathroom in that area, there is none south of Tamarac State beach.
Safely walk other than the current Sea wall
Have enough room for runners and walkers and bicycles
Ride my bike in a more secure lane
Safe walking and biking
Take my dog to the beach
Sit at a table to read have a coffee, write to a friend, etc.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Safer bike lanes
Keep it as it is
walk
Open park space
Walking on a path/sidewalk
find a parking place.
More bicycle paths.
Park
Coffee shop
have easier access to beach
Walk with a stroller without worrying about cars
Do you what I've always done
Playground
Walk along a wide pedestrian area
Have DEDICATED cycle lanes all the way
have more space for people and less for cars
have more access to the beach
Safely ride a bike
hike
Walk along a safe path
Bike more safely
Have a complete walking path from village south
Have a nice picnic with a beautiful view
Bike safely
Walk along the center land strip.
access the beach
leave the coastline alone and observe the natural beauty
Bike along the coast without being close to cars
Bike
Park in proximity of overlook/beach (impossible to find a space at sunset)
walk more easily in the area

What would you like to do along Carlsbad's southern coastline that you can't do today?

NOTHING!!!!
More dog friendly areas
keep it open space
Nothing
Ride a bike away from cars
use continuous walking path/trail on the ocean side of road
Nothing
Have easier access the the beach
keep it open land
Walk my dog on the beach
Bike more safely
Park and over look the ocean head on parking - ADA spaces
Park
Have more access to the beach
have a longer all connected sidewalk
Park more easily.
Playground with a view
Easily park and watch the sunset
Hike as we do on the rail trail in the village
Have active park space like powerhouse park in del mar
Enjoy the view
Nothing
Park somewhere convenient
Walking
increase pedestrian and bicycle lanes
Leave it as is
stairs down to the beach
Long walks
have more parking spaces
More walking
bike without cars

What would you like to do along Carlsbad's southern coastline that you can't do today?

Enforce traffic rules for bicycles
It's perfect the way it is
walk along an art studded trail (think High Line in NYC)
Shop
Eat at a restaurant/cafe
Bicycle lanes
Family fun, not on the sand
Go to the beach with a level in parking lot
safely walk near the ocean without being on a busy road
Have more open park space adjacent to the beach.
Roller skating
Play pickleball
Have a fire on the beach using wood
Slow the speed limit
Walk
Have easier access to the beach
Take a walk without fearing or hearing traffic
Walk our dogs on the beach
Walk dogs on beach
Multi sport park that includes a Mountain bike park, a pump track, skate park
Slow travel speeds
park my car on top of the bluff (without fees) and watch the ocean, like I used to.
Sit
Ride a bike in protected lane with barriers
Perhaps a day use area
plenty of picnic tables
Safely walk along road to lower areas to get to the beach
Leave it alone
Nothing. It's very nice.
Park to Fish & Kayak
Bike

What would you like to do along Carlsbad's southern coastline that you can't do today?

Take grandchildren to a park which doesn't exist in SW Carlsbad.
Mountain bike
have better access along the bluffs
Walk
have a restroom to use
Play/lay out/picnic in the sand & still see the ocean without the rocks blocking the view at S Ponto
Better access campground beaches between Manzano and Poinsettia.
Separated bike and pedestrian lanes
Bike on a designated bike path
take my dog off leash
have my grandchildren see it 's beauty without ANY development!
grass area to picnic like La Jolla cove
Keep people from leaving their garbage everywhere
have a place to eat where we can see the ocean
Slow down and reduce traffic
Walk safely
Find parking
Park my car
Park
Eat at a restaurant on the beach
Walk more easily
Hike at the lagoon.
Do something to keep it from being developed
have more natural, coastal trails
Keep it undeveloped
Bonfire
Mountain bike
roller blade safely
have easier parking and more parking spots
Play soccer
walk, bike safely

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nothing
Walk
Ride my dirt jumper mountain bike near it
Keep it the same. Do not destroy the current environment and character.
The area needs sidewalks for the street near the beach
I can do everything I want to do. I don't want any changes
more parking
Bike without feeling like I was going to get hit by a car
walk safely
More easily find open camping spots
walk or bike without traffic
Walk more safely
Access beach with no rocks on beach
cross at more locations.
continue the walking path without interruption
Walk and or ride a bike safely given the car traffic.
Enjoy a park and nature center at Ponto
See the ocean throughout that hideous fence.
park and walk along the bluffs on a decent walkway.
Larger meeting area
Having a sidewalk, along with the bike lanes the entire distance
Be free of automobiles both parked and whizzing by as I walk
Beautiful Ocean park
See more sand on the beach
have more paths to walk
Lots of green grass so dont have to be in sand only especially for older or those unable to access thru sand
Have a grassy area to sit and gaze out to sea.
Free parking near the beach
easily park and walk along the bluff.
Find good to eat.
Drive slower

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have traffic moving smoothly
Walk
Walkability
See a pedestrian crosswalk
Park
not fear for my bicycling childrens lives on PCH
Drive on a smooth road, not some bumpy concrete road.
Walk safely
Leave it as-is.
have a safe walking path, right now I walk very carefully always watching out for cars.
Get rid of all the cars
Have ocean front dining with several different options
Walk
1st choice is to re-route all traffic on to Via Encina Blvd
go to an actual coastal park, not a walkway like the village
protect the coastline from further erosion.
Walk safely
believe that you would leave it as it is
See traffic kept to a minimum
Run without fear of bikes/cars
Ride a bike without cars nearby
walk and bike safely along the coastline
find parking more easily
walk more
have more guaranteed parking for easy access to beach
Off road walking trail parallel to Carlsbad Blvd. Similar to one in Encinitas.
Safely walk along the entire coastline with consistent (unbroken) water views.
Walk with views of the ocean without being next to traffic on the road
have a better set up for walking and running and biking
walk and bike
More safely ride my bike.

What would you like to do along Carlsbad's southern coastline that you can't do today?

NOT worry about safety issues
have open space
safely walk
Not sure
walk my dogs - allow them to run & play off leash
have a safe place to walk
Reduce traffic lanes
Remove the old road as you are considering and make it the signature, pedestrian beach in S CA
Walking
Walk or ride a bike without worrying about being hit by a car or hearing traffic
ride bikes safely!
walking path
Walk along a path
More parking for beach access at South Carlsbad State Beach.
Let my dog off leash anywhere along the beach in Carlsbad
Walk on side walk like near power plant
Park more easily
Bike safely
Walk my dog
Walk
Skateboard in a skatepark
Convince the city to leave it alone
Better beach access
have a safer area to walk. Too close to traffic as is.
Ride my bike with my kids and feel like we're safe/separated from vehicle traffic
park easily
Have an off leash dog park on the beach
can't think of anything
walk or run on a path or sidewalk on the West (beach) side.
Have a safe bike lane that is physically separated from vehicle traffic.
Teach my kids to ride their bike; safe bike lanes for littles, not just Lance Armstrong

What would you like to do along Carlsbad's southern coastline that you can't do today?

Access Ponto without going north and then south
Safer bike routes
Visit a great restaurant
Have better beach access and safer parking.
Have a private bike path.
enjoy more restaurants with ocean views.
Slower car speeds
have more parking
nothing else. I like it just the way it is now with no changes
Safely ride a bike in a protected lane
Cross the roads safely near Manzano on foot or bike
Create more distinct bike lanes and walking/running lanes (cycling club gangs are intimidating to pedestrians)
Have separate lanes for cyclists and pedestrians, like in Cardiff & Solans Beach.
Keep it exactly as it is
Nothing. It's perfect as is, and the way nature intended it
create a park at Ponto
Be sure there's no development on the ocean side
Walk along paved paths right next to the shore
There is nothing
More beach access points
Bike
Park and walk my dog on the beach
Safe bike lanes (separate from walking trail/paths)
picnic overlooking the ocean
Feel safe walking on this part of Carlsbad Blvd.
Park
Bike safer, with a sectioned off bike lane
Walk
Walk
Not have to worry that a vital car route will be taken over by sporting cyclists
more parking for beaches

What would you like to do along Carlsbad's southern coastline that you can't do today?

I like it just the way it is
Have slower speed limit
Walk
Wider bike path
Ride my bike without being worried about a car hitting me
Walk safely, not in the street or bike lane
have easier access to the beach
Run without traffic
walk without being bothered by fast moving cars
Family friendly bike path
more parking
Walk along the Blvd and see the ocean
find a parking space for my van (small camper van)
Run without fear of getting hit by a car
Park
Park
Jogging and walking trail
jog on a trail without risks of cars or bikes
bicycle safely
I'd like a nice restaurant with ocean views
Run without cars or bikes
Park facing the ocean and have a great view.
Picnic
Not worry about cars
STOP development
Go slow and enjoy the view
bike in a protected bike lane (e.g. with a barrier between bikes and car traffic)
Eat at a restaurant with a view
Have wider pedestrian spaces
Walk
have more access to the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

park with beach access without paying \$20/day
Run car free
Walking/jogging paths
walk my dog, perhaps in a separate "lane"
Hike next to the ocean.
Have grassy areas for picnics and beach view. Carlsbad has beautiful resorts, so keep coastline beautiful.
take dog on beach
A park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.
run safely.
eat dinner
Walk without bicycles running into me
maybe add safer larger lanes for walking & driving
have easier access to beach
find parking to enjoy activities at/overlooking the beach
walk with friends and picnic or light a fire not on the beach
Walk on a nice path
go to a family friendly golf course
Park without being next to a bunch of pot smoking teenagers at the turnaround
have an open area that has native plants and is protected from development.
more grass spaces/ sports fields
Find a public bathroom
Picnic
There was a two way bike/walk lane along the coast
continue to drive down this stretch of land without tons of shops and commerce.
Know that Carlsbad cared about undeveloped open land
Keep this open view forever
have better parking and day access to Ponto Campground, and the Campstore restaurant/beach bar. Plenty of room there to add better parking
walking path
Space for Recreational activities
find parking near by
have more sand on the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

direct access to the beaches from the top of the cliffs
I wish the council did not feel the need to improve something that is not broken.
Take my kids to a playground (similar to Fletcher Cove in Solana Beach)
stop and picnic further away from traffic.
Have more places to park
Park!
hear all current, former, and soon to be former elected Carlsbad officials publicly reveal if they own timeshares or other property interests along Carlsbad's southern coastline, e.g., timeshares at Seapointe Carlsbad Resort.
use an open park
go to a bar/restaurant to watch the sunset.
Go on family walks by the beach
enjoy a grassy park
Play pickleball in the area, with an ocean view
rest on benches while walking
Have a place to gather with friends and family
have an area to go and sit and overlook the ocean
have a place for my young kids to safely use their bikes away from open traffic.
picnic along the coastline
Protect runners and bikers from traffic
nothing else
Have more bike trails
walk
Easier parking during summer
Walk along the coast on sidewalk
Leave as is
Have easier access from the bluffs down to the water
cycle safely without the threat of cars
picnic
Have more hiking trails
Park my car by the beach
Walking trails
Take my mother who is in a wheelchair for a walk along the coast

What would you like to do along Carlsbad's southern coastline that you can't do today?

we need more parking at the beach for residents
like a campfire next to my tent.
Park so I can use the restaurant in the camp site
Honestly taking my dog is the only thing I can't do today
Walk close to water
Safer biking
sit on bench along path. walking limited, need rest stops
drive through in less traffic
Avoid dog poop
Protect the natural open spaces
feel safer from cars and traffic when walking and biking here.
Have better parking
Safe walking paths away from cars driving
drive my golf cart. Please lower the speed limit to 35 or less
Not change it.
Walk my dog on the beach
Better parking
keep it just the way it is
no changes please, keep it natural
bicycle without cars nearby
Play volleyball
Not be exposed to a lot of traffic and noise.
Fire the person trying to develop this area
Camp
Remove the hotel that was built at La Costa Ave
Park nearby inland and have a short walk to the beach
find something to eat in that area
Keep it open space accessible to people
Seating to stop & enjoy our surroundings.
places to gather and picnic
picnic - no tables

What would you like to do along Carlsbad's southern coastline that you can't do today?

have easier beach access
Provide a better bicycle route along the road
Lower noise from motorcycles and loud cars
Better parking
It's fine the way it is
Maybe a park
have more public beach access
Leave it alone !!!!!
Buy the land myself and put it in public trust
Help save it from development
see more native plants and animals in their natural habitat
Nothing
See less RV's
More parks and open space
Stop development on this road
fire pits
Traffic calming
Make you see overbuilding causes destruction
not a thing - it's perfect
Campground
I wish I could drive slower! Everyone wants to go 65. It seems.
improved bike lanes
Walk
Access the beach from the top of the bluff easier.
stop people from walking up & down the cliffs .
park closer to the beach during busy times.
walk my dog on trails
Have More walking space... Not have to share it with bikes from the Hampton Inn traffic lights to the dip in the road.
Be able to walk from the top of the cliff to the sand more easily and in more places
Have more open space with no development
Ride bikes safely

What would you like to do along Carlsbad's southern coastline that you can't do today?

Stop city from selling to developers to junk up this pristine roadway
Convince people that less is more as far as development
Bike without worrying about 50 MPH right next to me.
Keep humans from building more useless things
build nothing
as a resident not have to pay for parking space at Ponto
Be separated from automobiles while hiking on a separate path
more parking and space at "Turnarounds" for sunset viewing
Stay in a hotel
Preserve it natural
walk down steps on a stair to beach
have some picnic areas, benches, washrooms, etc
safer bicycle and pedestrian usage along the n/s corridor
Walk up and down the coast without as much traffic
coastal walk
Have nice benches to sit and enjoy the view
park easily
enjoy the sunset at the beach
Walk safely
Walking paths
enjoy some shaded areas
Have it exactly how it is now
Dedicated pedestrian paths, possible additional beach access
I like it the way it is
support the bluffs at the beach and NOT move the Highway
enjoy a beer or cocktail on the beach
Have access to nearby park/shaded area.
have Better car parking and beach access.
Have my input count
Find public benches and permanent tables above the beach
have better access to beaches

What would you like to do along Carlsbad's southern coastline that you can't do today?

Keep the open spaces
Keep it as natural as possible
Find more parking
Keep development away
easy access to ocean and parking
Better walking path
redesign the roundabout scheduled by the park, needs to move northeast into the park so we can have a safer route for bikers going south
walk trails
Swim, fish, paddleboard with easy access
Be assured this area won't be overdeveloped
forever keep this as an open natural space!!
seat in shades
Avoid any development of the land
See above
Sit and view the ocean
Clean public restrooms
Have some park tables and benches
Nothing
Park-already available
Park.
Have a beer
view poknts to look at ocean benches etc
Trust that no retail/hotels/homes will be built there.
Skate safely without cars.
Have safer walking space
Separate bikes and cars
have a drink
Picnic
ride my bike down to the beach and easily park bike access
have some viewing pullouts
Bike safely

What would you like to do along Carlsbad's southern coastline that you can't do today?

stop and enjoy the views in more locations
preserve the open space and keep retail out of this area
Have a safe biking path away from the road
Seating with sun protection (perhaps shade trees).
Keep progress away from our beaches
sit and look at the ocean
fewer cars, and slower driving
enjoy a park over there
see pedestrian crosswalks with cross lights similar to those between Tamarack and Walnut Ave on Carlsbad Blvd.
have open grass or park area for the community to enjoy
Continue to have spaces to park on our near the bluff to eat lunch or watch a sunset.
not worry about hitting people on bikes and e-bikes
enjoy some planned space
Restrooms - there is only one today
Additional shower and restroom facilities
have more parking
avoid parking jams along the road
sit in non-sandy areas
No cars too near me when walking
Walk/jog without getting into the sandy beach
allow my kids to ride there bikes along the coastline
Fine dog owners off leash
Open space like parks that over look the ocean
experience the shoreline with no presence of non-electric vehicles
Paved walking path
you want to develop the area, put footbridges across the boulevard
nothing it is perfect, leave it alone
pull over and have a picnic like along the upper beach
Walk the coast safely away from cars
Bike
If north & south lanes are combined to the northbound lane the lower the road as it approaches Solamar Dr. so the traffic noise is more muted for the Solamar residents.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Shaded Picnic benches
Not worry when riding my bike about the cars
Hike
Playgrounds
walk on the side of the road on a walkway
be able to have picnics while enjoying the view and sounds of the ocean.
Find ice cream, snack shops along the coast
Restaurants and bars
Walk along a boardwalk sea wall like North Carlsbad
Increase beach parking spots.
picnic on grass
have somewhere to have a coffee or buy an icecream
access more of the beaches w/stairs or ramps
have more access to the beaches
have more walking trails
Or bike safely
find accessible parking
have more places to park
bike safely
If we have to change it add scenic trails
Leave it undeveloped!!
Walk safely
Have a park for the kids
Afford to buy more from retailers
picnic in the grass
Be able to walk to a City park.
run along the entire stretch from Poinsettia to the Village.
enjoy native plants and animal habitats plants provide
Walk on sidewalks
More sand instead of rocks at Ponto
Park (daytime, not overnight)

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bike safely
walk along the coastline.
Picnic
enjoy your more restaurants
Resident only parking
Have a walk trail
not have so many buildings
have access down to the beach in a few more places
enjoy a relaxing picnic without actually being on the beach
continue to have access in and out of beach areas without single lane traffic which makes visiting beach frustrating
Have more, but attractively presented (landscaped) parking
Safely bike next to the ocean
keep motorized bikes off the roads, especially driven by kids
have a paved path for bikes/roller blades
Walk down to the beach .
have more / closer restrooms
Eat and drink while looking at the water
NOT share with cars for walking and biking
play volleyball safely without homeless ppl hanging at Ponto
Acquire larger parking spaces, where State Parks isn't impacted and feels the need to "enforce" their authority
Do not develop
Find more varieties of restaurants along the coast
ride a bike down a path next to the ocean or walk next to the ocean
like to bring my BBQ down on the sand, and have a FAMILY BBQ on the sand. (Like we used to be allowed to do.) I promise to put the coals out. There's LOTS of water available, there...
Park without making it a concrete jungle
Have more parking
Ride bike on 101 by eliminating UNSAFE bike lanes on 101 so I would not compete with cars for the road way
find parking
ride my bike in the bike lane without cars parking and stopping in the bike lane
have a playground near the beach
A walking path away from cars.

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more lanes on HWY 101.
Bike safer
Take my kids to a playground on the beach (like at moonlight)
park -
walk or bike along the coast.
Jog all the way up and down with more room, safely.
Nothing
ride my bike safely
Have much more parking for the volley ball area and beaches
go to park/open space
Limit loud motorcycles and vehicles
go for a long walk
buy up the land to keep it as is
Have tables and fire pits for night time usage
More Beach parking
walk through a garden near the beach
Legally bike through red lights when in the west lane
be guaranteed that it would be turned into a park and not a new housing development or commercial center
shower after swimming
Access the beach in more places
Have better/safer biking - quality over quantity
Pump track for bikes
Volleyball more
keep the ocean, beach as clean as possible
Not hear traffic
Have even more walking and hiking trails to explore
A comfortable place to watch the sunset.
Park closer to Ponto.
Play golf
OPPORTUNITIES ARE ENDLESS AS THEY ARE LEAVE IT ALONE
Bike ride

What would you like to do along Carlsbad's southern coastline that you can't do today?

take my dog to a dog park
Restuarant or Food Trucks
Ride a bike on a safe pathway
See less cars
Have a safe bike path that isn't on the street for families to ride bikes on
Sit on benches facing the ocean
Ride a bike safely
Sitting areas
Cycling with the children
have more places to walk
Do not destroy our beautiful 101 drive.
Play baseball
Recreation
Nothing leave it alone
Ride a bike more safely
Grass
Ride bikes
We have enough parks and community centers. It'll end another homeless camp.
Ride an electric dirt bike on a track to pay respect for the fact that Carlsbad was the home of motocross!
Park and enjoy sunset
have a picnic on grass in a park at the ocean
take my grandchildren there to enjoy playgrounds and picnics.
walk or ride bikes further away from car traffic
Nothing, it's perfect the way it is!
Walk over from lagoon
Park along the 101 closer to Poinsettia
Explore the natural habitat
Walk
Have access to nature trails/overlooks
hike on a wooden pathway from La Costa to Cannon.
safer bike lanes

What would you like to do along Carlsbad's southern coastline that you can't do today?

Sit
Have a park for kids to do sport activities like basketball, skateboarding
Picnic
Go down the stairs that are no longer maintained at the campground
find easy parking and beach access without crossing a busy highway.
Sit and Enjoy the ocean view
have a community park
Have more coastal Restaurants
hike along branching dirt paths
Restaurants and coffeeshop with ocean view
forbidden any commercial use of it
Get pizza, funnel cake, etc
Parks for childrens
WIDE WALKWAYS FOR PEDISTRIANS
walk on a broad sidewalk
Off leash hours at all public parks
Find a parking place
Have more grassy /park like areas to view the ocean
Be a more peaceful pedestrian
Park vehicle easier
Hike
sit on the bluffs and look over the water and not feel like I'm compromising the cliffs or putting myself or family in harms way
Enjoy the view w/ seating areas or park like settings
access beach easily
Be away from people
Walk from Terramar to the North Campgrounds beach (Dips), but keep it natural like the path that starts from Terramar behind the fence on the cliff there.
Walk and bike not worried about traffic
Bike
continue to enjoy the natural spaces.
see less dog poop
Keep the original look of the coastline

What would you like to do along Carlsbad's southern coastline that you can't do today?

Watch the sunset
Easy access to the beach
Take my dogs off leash to the beach
Cliff stabilization that may be possible
Would like there to be restrooms
Bike without fear of being hit by a car.
Park easily
Make a U-turn at Avenida Encinas by way of a dedicated U-turn lane.
Remove the street and dirt trails.
Separate path for walking and riding
Stop and enjoy the view - there aren't great places to park
Remove hazards
have better parking
Have more pedestrian space without cars
No commercial endeavors
enjoy a dedicated dog beach area
More steps to the beach
Walk more safely
sit on benches
Oh wait, I can already do that
have more resting areas with views and restrooms
easier parking
Preserve its natural beauty
Wheelchair access
Better beach facilities
prevent idiotic drivers from speeding at unreal speeds
have sidewalks on both sides of the road to walk along safely
Picnic areas
shaded elevated non-beach seating to just enjoy the view
Safer biking
park in the summer without hunting for parking

What would you like to do along Carlsbad's southern coastline that you can't do today?

more beach parking
see more unobstructed coastline
Have nothing change
Shower for after ocean activities
Have miles and miles of uninterrupted distance along the water for to run, walk and bike
Picnic areas and tables
I would like more open areas to stop and sit on the ground or a lawn area without a big concrete setting.
safely ride bikes and have young kids on scooters along the road
don't change anything
walk with a separation from cyclists and cars
picnic more comfortably, similar to del mar area
I would like a safer bike route
More parking!
have an unspoiled open space.
have a more manicured look and better ocean views in some places
Find parking.
be sure that there was a long term reliable walkway down to the sand at the turnaround
Make walking paths accessible
more parking available
hang out safely and watch the waves with plenty of viewing/seating areas
Have more picnic/seating areas
Park
take the grandkids to use the beach or picnic.
incorporate a public park with playground that overlooks the ocean.
A quieter place to take in the views
Get a glass of wine with a view
Find easier parking
Bike path
Safely walk along space
Safe walk trail
more walkways/side walk

What would you like to do along Carlsbad's southern coastline that you can't do today?

keep cars away from ocean
Connect Coastal Rail Trail from downtown Carlsbad to Cannon Rd and beyond.
have more beach parking
Park and lock my bike to increase beach access
grab a bite to eat and cocktail with ocean view
wider bike path safe for child riders
enjoy the view from MORE casual or fine dining restaurants/bars
Find parking
Walking path easily accessible by parking
Hike
Walk on grass
Bike ride safely
Not have to contend with discourteous and "entitled" cyclists.
have better flow-through for the sands that sweep across the roadway
birdwatch within a small coastal lagoon restored to native habitat
keep the access to the beach
take a walk along the coast
Play pickleball or tennis
Easy access to beach
Walk safely
sidewalk or walking path along as much of the coastline as possible without parking for cars
Make sure everyone leaves the coast alone.
Sit and watch sunsets
access the ocean without worrying about inadequate parking/access
Have more places to sit and enjoy the ocean
Open up space to enjoy with the family, a large dog friendly area would be nice
See bicyclists ride safely
find parking
protect it from an already overdeveloped area
walk along south Carlsbad Blvd more safely. Walkers, runners, and bikes are all in the same space and too close to speeding cars
get easy access to the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

find parking more easily on weekends, holidays, summertime
see less bums
Have more parking other than the permit parking...parking fir Carlsbad residents who frequent Ponto
Clean up all the trash that people leave
Not worry about being hit by a motorized bike while walking.
Have easier access to the beach
Dog Beach!!!!!!
there is nothing that i want to do different that i can't do today
Walk on long paths like the rail trail in Encinitas
Stop all the gross development
Leave it the same forever
ride along coast without concern of car traffic
Hike trails along the bluffs
Sit on a bench and soak in the view
Jog
Bus stops and connection to railway (coaster works on weekends too)
With a walkway on top could see the beauty even when tide is high
N/A
Bring dogs
Walk safely
...sit on a bench at dawn when it's quiet.
Beachside cafes
Bike without dodging cars
enjoy biking in a separate, barrier protected bike lane
enjoy a picnic in a park
Ride my bike safely, separated from cars who don't pay attention
more areas for families to park and enjoy the beach, spread out.
Playground for kids
Play tennis on Publix courts
Park
safely walk

What would you like to do along Carlsbad's southern coastline that you can't do today?

be a dragon
Restore all of the natural habitat/biota
walk more safely along 101. Traffic is too fast.
Walking path
Restore some of the natural native plants
ride bikes
Enjoy a picnic
Have more open public park space near Ponto
slow the drivers down and help them not to be so aggressive
ride my bike on a protected bike path.
Have a flat space where an outdoor skate space could be
Go to a lovely grassy park to watch the boats on the water and wild life in/on the sea
protect the coastline from development
Enjoy a better walking path.
Have non beach recreation areas.
leave as is
Have easy beach access
Have direct beach access on poinsettia with a bicycle parking lot
easily access Leucadia's shops/eateries via a designated multi-use wide path set away from the busy 101
Enjoy the shoreline without staying at a hotel
find parking
designated picnic areas
ride a bike without having to share any lanes with cars
Stop playing it safe and make it a world class coastline destination
Leave it
Have more bike trails that aren't on the 101
More places to stop and get a bite to eat
safely walk along the coast the way i can walk in the state campground without fear of traffic
Have my bike trigger the traffic signals. The magnetic inductance strips in the pavement do not detect carbon fiber bike frames and wheels.
Dog walk area nearby
I wish I wouldn't have to take this survey to tell developers to leave nature alone.

What would you like to do along Carlsbad's southern coastline that you can't do today?

easier walking
run on a dedicated trail for pedestrians.
Park
Access the beach easier
Have people stop developing every piece of land
More safely ride a bike
Stop for a shady picnic with adult friends in a grassy area.
drive a car without worrying about bikers
a grassy/park
Sit and enjoy the view
have a park along the coast other than state park
share the overwhelming beauty with others, and encourage better tidy habits
sit on benches for quiet reflection
Add public parking outside of the Carlsbad State Campground along the coast highway
Leave it alone
Have a place to sit and look out at the ocean
keep the beach access with no restrictions.
More public space
Get rid of high decibel cars and motorcycles forever.
Have a meal or beverage with ocean views.
More safely bike and run along coast
ride a bike away from cars
See it left alone
Relax in the park
cross more safely
See after dark on the west side of street (it is scary in the dark to walk)
view sculptures along the walk
Increase beach size
Walk without worrying about being hit by a car
keep natural setting on west side hwy
have more places to sit outside along the coast and enjoy the ocean.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nike more safely
Continue to enjoy the lack of development and natural environment
Instead of doing this, make carlsbad a train quite zone and put a pedestrian crossing at Chestnut
access the beach easier along the coastline.
Walk without being close to cars driving
convince the city that quality of life is more important than tax revenue
Have picnic overlooking the ocean
Walk to beach
Picnic
walk without smelling car exhaust
Exercise apparatus
Don't change it
always see the beautiful beach with no buildings obstructing the view.
Ride my bike
Hike trails
walk on specific walking trails that are not available
Swim without worries about the outflow draining
Walk without having to walk in the roadway
Enjoy the peace of the uncrowded beaches in more places
Fly a kite
Keep it clean
Have a picnic with family
Remove the big hotels that have been put up
add art museums and small stores like la Jolla
Walk an Oceanside boardwalk and browse in shops.
park more easily
park
BBQ
Dedicated running path
room for picnic tables and sites
Park easily to access beaches

What would you like to do along Carlsbad's southern coastline that you can't do today?

see the area as untouched as possible - may be the lasts natural environment in coastal Carlsbad
Playground
have pedestrian access and walking paths safe from cars
Leave it alone
hike trails
have access to green park space
walk trails
Walk my dog on the beach or let them play
have fires on the beach
bring my dog to off-leash enclosed area for recreation
Picnic park space.
Ride a bike without worrying about being hit by a car
have a separate bike path along the coast (with no cars)
Have more parking.
have more trees lawns and trails
Have a clearer view of the ocean from the NB lanes
easier to park
have long walking trails
More beach parking
Park
Have more parking (free for residents) that allow us to get to the beach and walking trails more easily during high season. off season is fine.
stop development in place of the power plant
more parking
have better access to the beach
Eliminate the camping!!!
Find a NO SMOKING section of the fresh beach air
find a safe way down to the shore line
Access bike lanes that are more sectioned/safe down poinsettia lane
It's beautiful as is.
Coffe shops
Ride a bike

What would you like to do along Carlsbad's southern coastline that you can't do today?

Ride a bike on flat ground
Deter tourists
Walk along the road
turn left at Avenida Encinas from the northbound lane
Avoid all the crazy bicyclists who don't always follow the rules of the road. Please put more barriers between bicyclists and cars drivers
No need to spend money on God's perfect coast!
Picnic
need big, open green areas
Bike without any worry of getting hit by a car
Walk or run peacefully along the ocean-view areas.
have wide bike paths with views of the ocean
get into town quicker without using the 5
walk
safely walk
Charge tourists a toll for driving on the roads
Marked dedicated bike lanes
enjoy the arts, music perform on a cement stage overlooking the ocean.
Have a well-designed multi-use trail with frequent beach/coast overlooks
take a chair and enjoy the scenery / sun / ocean
enjoy easy access to the beach rather than going down steep stairs
let my dog off leash on the beach
Have more shade for walkers. I like the upper and lower walks between Cannon and downtown
A park
Park free
Grab a quick bite to eat while spending time at the beach with the family
Enjoy quiet time without dogs.
have a dedicated bike path to get to ocean - instead of riding on Palomar Airport or Poinsettia
Nothing else
have another quality playground or two like Cannon Park
Stop for a light snack.
bike without traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

have access to the beach.
always find a parking spot
Resort now that we do not have the iconic tower
Ride my bike SAFELY
Have a wide path / trail for walking and running all the way along the coast and even through the campgrounds
Ban overnight campers from the available parking spots
Extend walking trails
are we guaranteed that no new hotels or structures will be built here in the future?
Just leave it alone.
Bike
more dedicated walking lanes
Insure natural beach area & sand integrity
Walk my dog on the beach (on leash).
ride my bike safely (I don't want to worry about cars)
enjoy trees on the east side which don't block the view
Park per hour rather than set fee
avoid ugly signs such as at cross walks
find a place to park when the coastline is full
Safe access to cross the high speed highway to the beach
picnic on more grassy areas on bluffs
more access to beach
keep the peacefulness
Play pickleball
Ride bikes along the coast
Eat at A couple of restaurants like in Cardiff
Don't allow the the RVs and people living in their vans to take up all the parking.
Walk/run comfortably and safely
go down built in steps for near turnarounds (rather than corroding footpaths)
In the north end creat more beach access and parking.
safely walk
pause

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have a safer biking path
walk or ride to an area to stop and enjoy the ocean while enjoying a snack or lunch.
Change the stairs to beach into winding paths. Older folks & little kids can't make the climb up from the sand to the stairs
Have a kid's park
safe biking lanes
use an adult workout station while my kids play
use my escooter
Nothing more than view and enjoy
Ride bicycles on dedicated bike path or lane
ride bikes
Find benches with views of the water.
dog friendly places along the beach
walk on wide sidewalk
Access the beach easier
Provide additional parking for cars
picnic
walking trails
take my dog to park (Dog Park).
Keep this stretch unimpacted by too much bike lane width.
Find parking, but too many RVs
Go both directions cycling (instead of riding northbound with no view sometimes)
park bike and lock it up
Bike path and walk way
Have an area away from the traffic
jog/run continuously without having to change terrain
intimate venues for having a drink or snack
walk more safely along the road
Save Ponto!
Keep the area open and unspoiled by development.
Go somewhere to have lunch with a great view.
park more easily

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bike safely and separate from cars and people (and fewer cars!!!)
Walking trails
Nothing that I can not do today -- leave the natural beauty as is.
Less traffic / noise
Better parking
Sit on a bench to enjoy the coast
Senior exercise stations which are more common in European city's public parks
Walk from La Costa Ave. into downtown Carlsbad along the beach or on a coastal trail.
Have More picnic areas
Provide wide enough space for pedestrians and runners so they are not walking or running on the bike path
go to beach with no rocks
Picnic in a park with trees, ponds, fountains
Ride my bike without fear of being hit by car
run
Park to get down to the beach
Roller skate with less pot holes to avoid
Open grass/park space similar to the area immediately north of tamarack
Park on street
Leave it alone
Have a grass or picnic area to enjoy the view
Bike safely
Watch live music
Shuttle to beach
Glamping & camping
Have more beach parking access
park in the dirt across the street from the campground.
Sunbathe
Enjoy nature
Bike
have more places to safely ride my bike, run or walk
Find shade on sunny hot days

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have a camp fire
have a true large and wide grassy multi-use city park
It would be nice to have picnic areas to enjoy the view
Listen to live music
Park more easily
Find more parking to get to the beach.
more beach access
bike
More parking spaces for residents. Motor homes take up so much and it's not fair
Walk easily on road
shop
Find beach parking easier
More parking
Nothing more, I like it the way it is.
sit and enjoy the views
Safer beach access to South Ponto north of the jetty (like walkways at Cardiff)
Have more access to free parking
Not have to worry that the view will be gone
feel comfortable crossing the 101 safely
Reduce road to two lanes total
walk safely
Walk down to the beach
Use Parks
Deeper coast
have tables and benches to sit and watch the ocean
More options for food while looking at the ocean
reserve a parking spot for a day.
park for free
Use a calm road along the water
Walk my dog on the beach with a leash all the time
Not worry about hitting bicycles while driving

What would you like to do along Carlsbad's southern coastline that you can't do today?

Access to more open space
safe biking area
Hike on improved trails protected from auto traffic
Park safely for free
Limit vehicles and have walking safe areas (Park)
park
NOTHING
Walk by the beach
Ride a bike without vehicles
picnic
Sit on a bench and watch sunset
Restaurants
Have real bike paths to get to the beach -not paths that share turn lanes
Have access to better restroom facilities
Walking path away from the road
Have a place for families, especially with elderly and handicapped to be able to gather for activities not requiring beach access
not worry about oncoming and behind traffic from bikes, walkers and runners.
Have More area to the West of the Roadway for parks walking biking
Sit and watch the Sun set
See the ocean along its length
Bike parking
Go to a park
Walk along bluffs
Get rid of all the traffic
have areas to park to cross over to beach
dedicated bike lanes separated from traffic.
Bike
Walking paths
have parking spots for Cbad residents
Less parking
Leave it for the birds

What would you like to do along Carlsbad's southern coastline that you can't do today?

Play with my dog without keeping such a close eye
See less trailer parks
stop developers and hotel owners from trying to take it away from us
Relocate the peloton of cyclists in spandex so they do not commandeere the lanes.
Safer area for people to walk along
Have a beach playground for my children
Make fully protected (separated) jogging/stroller lanes
Feel safe walking
I would include a safe bike lane
Enjoy the space with my family
Picnic on grass
Have a place to watch the sunset with my family
keep parking free
Hike with a view
Dog park
Safer biking
ride my bike without cars
Enjoy beach without traffic noise
dog beach !
I can do everything I want now including walk, ride my bike, surf and enjoy the views of the ocean
More space for beach area recreation
Have some food options
Enjoy the view
Picnic
Have bathrooms available
ride without cars
Run, walk or bike closer to the ocean than we can now
have increased space for parks, picnics, etc.
dog access to beach
grass in the middle and on both sides of the road
Not have cars so dangerously close

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk all the way from Carlsbad inn to area on map without having to walk so close to cars or switch to dirt path
Have more parking
walk without dog poop remains
protected bike lane, instead of the proposed one on Avenida encinas
Visit a community garden
Drive along the coast line without seeing development
Eat
have a park with trails
stop developers from putting in more malls and hotels
Safely walk
Walk along the coast without being on the road
Bike and walking along coast
sit and appreciate the view outside of my car
Own a piece of land
Lay on the grass
Have better beach access with free parking.
More space between beach and the road
enjoy beach with less auto noise
Keep it how it is currently.
Park easily for free
Protected bike lane
Workout on outdoor fitness equipment
enjoy wildlife in their natural habitat
Enjoy the area more quietly
Walk
Ride my bike safely
Run
Playgrounds
sit and look at the ocean
See colorful art pieces
Better access to the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

Sit with my wife and enjoy panoramic views of the pacific.
Have a place to relax with my family
Walk without interrupting fast paced activities (bikin\$
Grass park
Access the beach easier
Bike along the path safely
Ride
Safely ride my bike
Bike a ocean front walkway
Find somewhere free to park
See more of the ocean
Picnic areas
prevent city, county or state actions that will change the area for ever.
A lot less exhaust noise from motorcycles & cars
go from Ponto Park via an underpass to new narrows park
Have a few more parking slips to access the walking area
enjoy the area for a variety of boutiques and food
Hike
Have a picnic
Leave it the way it is and preserve what's there
Access beach through state campground more easlily
Avoid cars better
access more parking at beaches
Peace- loud vehicles should be banned
Have more green walking spaces
Ride on a bike path without pedestrians
Have an oceanfront park with green space to take a break play with my kids
continue beautiful drive
enjoy a park and playground area.
have longer continuous walking trails away from cars.
have more parking options

What would you like to do along Carlsbad's southern coastline that you can't do today?

Restaurants
Enforce traffic laws slow speed with roundabouts
More parking
Picnic tables
Feel comfortable parking and taking my children out of the car and not be stressed with oncoming traffic
have fire pits at night and just a bit more parking for busy summer days
Ride on a Bike path
Keep it the way it is
Eliminate bicycles
Expanded bike trails w/amenities (bathrooms, food kiosks) for bikers and walkers.
More parking
Safely ride bikes w/out concern for cars
Gain easier access to the beach north of Ponto
Have my kids play on a playground
Picnic
experience synchronized traffic lights
walk on non-paved walking paths along the Carlsbad Blvd/PCH
sit and rest on a bench with ocean views
park a car
Keep it the same
Barbecue in the area at a park and watch the sunset
ride a bike safely away from traffic
Trail access to Batiquitos Lagoon
Outdoor showers
Access to shops
Segregate bike lanes
Please don't change it at all.
Wheel chair access to the beach
Sports
Sit in cafes
Park easier

What would you like to do along Carlsbad's southern coastline that you can't do today?

Nice to have a restaurant like Jake's in Del Mar
nothing
enjoy the beach without rocks
Have some open fields for sports
Go for walks
easy coastal access from Terramar down to south Ponto
ride a bike along the coastline similar to Mission Bay without worrying about car traffic.
Have a dog beach with off leash season like Del Mar
Have enough paved areas to walk my dog or bike
Safer for pedestrians
Bike without cars
sit on grass to enjoy the littoral environment
Park our car or bike and access the Campgrounds
Better maintained trails and stairs are necessary for better beach access
skateboard
Find free parking
Enjoy separate walking and sitting areas
not blame Oceanside but rather the harbor and...
Not have hotels
See the ocean without obstructions
See dedicated bike lanes as in Cardiff
see small shops, Ice cream, snacks and small quaint eateries
have a kids special park (see Palo Alto magical bridge playground)
See the endangered native coastal Sage scrub habitat
Experience coastal habitat on the bluffs like Torrey pines
Trails to seating
More space for bikers
Ban E-bikes from bike lanes. Too dangerous.
Walk above the beach
Leave it alone
Find a parking space more easily

What would you like to do along Carlsbad's southern coastline that you can't do today?

Take out the road so we can have more beach
Use my trailer at the beach
Easier beach access
Safely walk with kids and pets
MAKE THE CITY LEAVE IT ALONE
More parks
Safer away from fast moving cars
easy access it with bike / family
Walk along the beach without rocks
Walk all the way up and down the beach without going on the street
Bike
Picnic
Walk and park
Bike walk
Play at an ocean view park.
Walk to get a bite to eat or drink (coffee not booze).
Cross from the southbound lane to the north lane between La Costa and Avenida Encinas
Walk hike safely
Not build on it
Ride a bike safely
Eat/drink at seafront restaurant
Keep developers from looking at it as a place to build.
camp
Protect these areas from trash and crowding of people, especially tourists
Ride my bike safely with friends
have easier access to green spaces
park easier, still without fees
Play chess/checkers/ backgammon with a neighbor
enjoy the ocean front from a park-like setting.
Take my dog for a walk
Have more park benches to sit to watch the coastline.

What would you like to do along Carlsbad's southern coastline that you can't do today?

picnic
Add additional lanes north of palomar road
Dine oceanfront
Limit development
play games like
find more parking closer to the ocean.
Bicycle ride on wider Bike Lanes throughout
Don't touch it
Have a drink/meal with ocean view
have running/ walking trails
To see wild life flourishing around me
Less crowds
Push the stroller freely, have kids run
do more fine dining and shopping along a trail
Run without being worried about cars
Walk away from auto traffic
have better parking areas.
I would change nothing about Carlsbad's coastline.
Sit
Wine bar
Nothing. I love the way it is now
Walking trails
use a toilet that is accessible to sll
be in charge; so that nitwit projects like this wouldn't be proposed.
Play volleyball
stop wasting City money developing and constructing
Benches to sit and gaze at ocean
Better running and walking trails
Find parking
walk on trails.
Stop development

What would you like to do along Carlsbad's southern coastline that you can't do today?

NA
Running/walking trails
Have beach parties with bonfires
Have more space to picnic
Picnic on grass overlooking ocean
Playground
trust Carlsbad managers to respect Carlsbad resident wishes
Dont fuck it up
walk along the upper part without sometimes being in a bike lane.
Stop development
Eat at a casual place right along the beach (like I could do in Santa Barbara)
Have some type of dog beach
dine
More parks
stop development
Have picnic areas
Bigger bike lane
Spend time there vs driving through. The beach area and parking is limited
Park for free
Walk along a wider trail
walking strand
Swim in a man made reefs
stop at a coffee shop
improve the drainage... the cliff is collapsing due to runoff not being properly managed
...walk on a path overlooking the ocean that is completely separated from the road and traffic.
Walk on a sidewalk
have a dog park with grass
Run
walk
Walking path separate from cars
Keep it mostly untouched

What would you like to do along Carlsbad's southern coastline that you can't do today?

Tell the city planners and mayor staff to leave this area alone
Parks, benches, amenities
park with better ease in parking spots.
Picnic
stop the commercial development
Bike paths
Parks
Hike/walk with views of the ocean.
Picnic
Take my dog on the beach
Not try to make money off of it
Enjoy the view without the noise of traffic
Have more open space and parks
Not have to park in sand north of LaCosta
Have more of a scenic green belt.
Get down to beach at more accesses
Make parking available
Mire secure and safely for walks and runners
Don't change a thing
take my kids to a sheltered bay/cove to SUP without having to register my boards like you have to for the lagoons.
Better parking
Do not add more parking
Not have to parked cars.
have dogs on the beach
Park
I could stroll in the shallow water ocean front WITH my dog on her leash
have a place to sit and enjoy the view
Coffee places overlooking the ocean
go for a safe walk
walk or run without cars
Run into less traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Trees
Not have smoke from camp fires
Shop
wider car lanes
Picnic by the beach
walk or ride my bike safely
Find beach parking
Reinforced sea walls to preserve the coastal cliffs
Protect against development
safer walking & biking
Have walking paths
drive the roadway without dodging potholes, or rough road
Picnic at tables on grass with trees between west and east lanes.
Have space to picnic
Actually enforce traffic laws on bikes/e-bikes
access the beach without ramps or stairs
Have more protected walking paths
Have more eating areas
Use CLEAN restrooms
Walk on an easier path that give you a view of coastline
Go get a bite to eat at a nearby restaurant if I'm at the beach and didn't pack enough food
Bike in divided bike lanes
Ask city officials to stop making unnecessary changes
Easier biking
We need a nice walking/ bike path along the cliffs
Fire pits
Go to a park on or near the beach
grab a beer
More native open space
Walk or run without cars

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk to restaurants/food options
Eat
biking trails
have more sand
Have space to spread out on a big grassy area
Stop the building along the coast!
Have a little place like they do at Moonlight
Bike racks to lock bikes and more friendly bike safety
Easily get to the beach sand to walk
go watch a symphony or cultural performance
more places to safely park and access the beach
Restrooms for beach
leave the west side of the 101 alone
Leave it alone
Not have to deal with bikers
Have a park to play at
If change has to come, then picnic spots
Have easier to access beach
Have an open green space to picnic on
return it to nature
keep it like it is, but have more parking (maybe where the power plant is?) and a walking path along Terramar.
Keep open spaces for walking
Use a mobile device
bike
Walk the area without fear of being hit by a car
Create a safe space for homeless people to stay and rehabilitate and integrate into society
Get rid of new tall buildings
Pop out to get snacks/food without having to drive away from my beach spot
Public restrooms
Make the beach accesible to the community
ride my bike to the beach and have a secure place to lock it up.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Picnic there
Walk safely along a path just for walking, two-way walking, and biking be completely separate
Have adequate free parking
Better access Ponto beach
Enjoy the beach without the loud car exhausts
Have fewer people
Access it more easily
Not encourage no locals to gather there
Walking trail
Sit and have a picnic
Have benches to rest
walking paths
A way to go directly to turnaround dirt parking lot from Palomar Airport Rd.
Hike
feel safe on a bike
Continue to drive the historic 101 similar as it was in the old days.
See more native flora and fauna
Take my dog
Bring my dogs on the lower part
Have a Park space with play areas and a safe crossing to the beach
I wish there was dedicated pedestrian, bike, e-mobility along the coast...move the carsAWAY from the coast
Bathroom
Preserve natural coastline as much as possible.
Have Better beach access
Let the coast change and preserve what is logical
view the beautiful scene while I drive
better toilet access (no pit toilets!)
Convince others that less is more
Run along the coast, away from cars
Lessen crowds

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walking trails
Ride bicycle in separate lane
Walk safely
have a totally separate bike path all along there
Ride bikes with kids safely away from traffic
Roller skate
Protected walking
Walk my dog on the beach
Safer parking for South Ponto beach.
Be able to walk my dog in the area
Walking trails
Walk safely
have more little places to stop for snacks or drinks
Have more Places to park
Have more grass areas with views for picnics
safer running paths
keep it the same
Go back to more open space and farmland
Burry powerline
Walk
Build beach toy rental and sales
feel better about how the traffic impacts the neighborhood
have a dedicated bike lane securely segregated from automobile traffic (with concrete barriers, fences
Leave it alone
Walk safely to the sand, not along the road
Not change anything.
Be there for our kids kids
More dining
Leave it alone
Access beach
Walk my dog safely

What would you like to do along Carlsbad's southern coastline that you can't do today?

Continue to enjoy one of the last undeveloped coastline sections of North County and Carlsbad
drive up to an overlook and have a picnic
not see manmade structures of any kind
Leave it as is
hike
Play ball in grass with kids near beach on the proposed site.
support preservation and restoration of this area
prohibit it from becoming commercialized
remind you of what development does to traffic congestion.
More Swimming/ Surfing on Natural Beach
Appreciate the untouched beauty for the rest of my life.
Relax in a natural setting, with minimal modifications for light human use
Convince the planning committee to leave it alone!
sit and enjoy the view
Hike without traffic feet away
Not worry about the natural areas being lost
Have more options of things to do near the beach, over looking it while not being on the beach
walk the coastline
Keep it open forever.
Keep it unpopulated
If anything a boardwalk like north carlsbad but pls no more homes or hotels
see the natural coastline be restored.
Access land
Do nothing to change
Walk along the coast without getting hit by a car or bike
More walking areas
use the old coast highway to park to access the beaches in the campground.
Continue enjoying it the way it is.
Have some paved parking instead of a dirt lot.
Access the beach without walkthru the campground
Create parking lots strategically spread to limit pedestrian/bike access

What would you like to do along Carlsbad's southern coastline that you can't do today?

It's all there
Limit the amount of congestion/traffic, particularly in the summer, without affecting residents
Less road noise to enjoy the coast
have more bathrooms along the way
More hiking and walking options
Walk down stairs to the beach from hotel
I would like to do walk separate hiking trail with views of ocean
Safe paved areas for walkers without electronic bikes, skateboards, etc.. ds
Easy and safe access to the beach
access beach easier
have area to picnic with coastal views
Keep the trails and cliffs just as they are
See it not change
walk safely enjoying the views
Don't screw up the coastline to add more houses
Safely walk from leucadia to the village with kids
Have a wide and safe bike lane
Have places to sit and enjoy the area with friends
Grab some food that doesn't interfere with the views.
More cliff side free R.V. Parking
Nothing
Keep it the same
Ride a bike along the coast
Bike safely
Access the beach in more places
feel safe walking - right now walkers are at the mercy of motorists as there is no barrier between car lanes and pedestrian lanes
Play with my son
Have a place to enjoy the view
Not have more hotels in south carlsbad
Have more access to the beach
Walk on a pedestrian only sidewalk

What would you like to do along Carlsbad's southern coastline that you can't do today?

I pray it doesn't change I love it right on the coast
Create more biking space
Sit and enjoy the views and sunset.
Bike here safely
Have a picnic
Make city planners understand that over development creates less sand on the beach
Cross easily
More assessable
Sit down and watch the sunset
Walk w/o traffic noise
Make it more safe for cycling
Shop along the beach.
Walk safely
Walking trail
Walk/Run in a SAFE space away from cars.
Not see more development
allow more space for untouched nature
Restrict rv and trailer parking
Connect the walking path in front of the
Possibly more room/lanes for walkers and joggers
Have fewer lights
Run without a car or bike running hitting me.
preserve the sand so that the beach won't erode further
Leave it alone
Have More area to the West of the Roadway for parks walking biking
ensure pedestrian friendly trails, park, encourage nature
BUILD A PIER
have more distance between cars and bikes
reach the beach at dip in the road with trails throughout.
HAVE safe crossing at Tamarack State Beach & THE COAST BLVD ????

What would you like to do along Carlsbad's southern coastline that you can't do today?

Suggest parking be on the east side of 101.
Separate bike lanes from traffic and pedestrians
Ride on a bike trail near the water that's off the road.
reduce access
Leave it alone
Sit on benches along the route
Shop for goodies
Have a space for grass further east but keep bluffs dirt/natural
I love it it as is.
prevent Matt Hall and his buddies from selling out to developers in order to make lots of money and in the process ruin it
Dine in
Turn the vacant lot at Avenida Encinas into a park
Run SAFELY from tamarack to Ponto
Include more palms
create larger bike lanes, pedestrian lanes, bike racks
Continue the Rail Trail
Walk along a path
Take my kids to a skatepark there
Walk down to the beach from the cliff with stair access
Keep tourists away who trash our beaches
Gather in a park maybe
Ride my bike without so many fast cars going by
Hike/walk longer distances even when high tide.
Find parking.
View points for sunsets
take my dog on the beach
Peacefully live in this area without fear of overdevelopment
park at ocean level in more places esp near the dip at north carlsbad set beach
See less rocks on the beach
Places to park
fire this mayor and city council for thinking of this

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have Less / no loud cars
shower
Not enough curbside parking areas from La Costa north. On street parking next to the beach does not come close to filling the demand, especially on weekends and during the summer.
I already walk/run
Go on walking trails
If homes are built, I hope they are high quality
have more vertical beach access points.
On a safe sidewalk
enjoy wider, sandy beaches
still have an unobstructed view looking anywhere West.
Safe biking lane, not just a painted line
Sit on a bench and take in the view.
have protected bicycle and pedestrian corridors
Picnics
walk to glass of wine
not have cars zooming past me when biking
Have less tourists
Walk a coastal pathway
Have more parks and outdoor areas near the coast
walk my dog on the beach without being harassed by entitled tourists or CPD.
Outdoor concerts
Separate pedestrian & bike areas
Nothing that involves traffic
Walk on a protected area without cars
not deal with homeless and not have my car broken into
have paths for walking and biking
Remove the McMansions
Plant native plants
Be away from traffic
Picnic
get a free parking space at the beach without having to be there at sunrise

What would you like to do along Carlsbad's southern coastline that you can't do today?

Stop making Carlsbad so crowded
keep it the same it is!
more usable space
have a greater influence to keep my coast how it is
Extend a walker friendly environment
Leave it alone.
Run
playground equipment for children
Tourists love to drive along the coastline as well!!!!
stop and watch the ocean and enjoy sunsets
Access the beach
Leave it alone
Bring my dog
Run safer
Nothing it's perfect
walk my dogs
See more open land
Walk
have non-native plant species removed.
rollerskate on lovely smooth paths, much like mission bay, volley ball courts and other outside activities
Have a commitment from the city to never sell the land to developers
Nothing
Bike
Park nearby
Convince you Activities are available in closeby areas
more walking spaces
walk the whole stretch.
destroy every invasive plant
Remove the chain link fence
expand the running path
walk along a path not adjacent to traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on sand, not rocks
Keep the beauty to only things that will enhance it
Keep the coastline as underdeveloped and free from congestion-inducing traffic lights as it currently is.
Eat at a restaurant that overlooked the ocean
walk without being afraid of my dog being hit by a car
Nothing
Rollerblade LONG distance on smooth flat paths
Have more eating and gathering options
Nothing
Enjoy the natural features even more
Have a protected bike lane
Keep it the way it is
have a natural park with a bike trail or hiking path
Attend a community function like an open air concert.
Have a place to gather
Be proud, as a native of San Diego, for every open space we maintain.
Picnic areas
enjoy riding and walking along native vegetation adjoining the cliffs
hike a safe seaside trail... not pavement
Better access for all
Park close to the ocean areas.
convince you to leave the space the way it is.
Walk
have more open space and trails
save nature
Keep open space
Get beach access
See the land stay UNDEVELOPED
Needs public restrooms
Park easily & walk to beach
Have a walkway to safely walk without bring in the path of cars

What would you like to do along Carlsbad's southern coastline that you can't do today?

bicycle in it.
We need picnic benches
Keep the homeless from camping in the bushes and using the bluff as a bathroom.
Sit on a bench
Leave it alone
Ride a bicycle on a dedicated, safe lane separate from car traffic
Cruise the southern coastline daily
Tell the developers to stay away
Not touch it
Walk without bike riders coming through
Bike safely
Walk on the beach
Have a nice picnic.
Have some more parking
Bike from east to west on bike paths (not bike lanes)
have a park
Or parking
park free.
Fly a kite on a grassy field
Sit at a coffee shop and look at the ocean
Walk along the cliffs
walk in the west side of the road
take my granddaughters for a stroller walk and feel safe
Play pickleball
Enjoy trails to walk along
Bike with family safely
See less development
Have a nice community park that is safe.
Walking path
Coastal park with tennis courts
Ensure that no changes are made

What would you like to do along Carlsbad's southern coastline that you can't do today?

Safe path for high traffic times i.e. sunsets or 2-way walk/transit with surfboards and beach equipment, wheelchair access
Park with freestanding restaurant and outdoor dining
Have easier access to the beach.
take my dad who is in a wheel chair down to the sand
Work out by the beach with calisthenics like in Venice or PB
It doesn't need to be changed
Feel safe to ride bicycle meant for road. Not Tour De France bikes.
park along the coast highway
I wish there was more natural space for birds and animals. Not less!
I wish I could pull up all the ice plant and put in natural plants that attract birds and butterflies of our region
Provide bike and walking paths along side the park
Have a place to sit or picnic with a view of the ocean
Enjoy garden park area
Bike safely on the street
Leave this iconic strip of California coast as is
Sit on grass
Get rid of the porto-potties.
Have more room to walk my dogs and still keep distance from encountering other dogs while doing so safely
Limit parking to coastal residents
picnic
I don't want more shops in this stretch of the highway, there are enough north and south of all this stretch
See more native plants
leave
Sit and watch marine life swim by
Dog park
park near beach access
More free parking
Do NOT build any shops along this area. It would ruin everything I enjoy about Carlsbad.
Find easier parking
Have more open green space
Sit and relax and enjoy the view

What would you like to do along Carlsbad's southern coastline that you can't do today?

walk dog
hike
picnic
have access for those who need a raingor safe walking area
Have more public open spaces on the coastline without homes or cars right on top of me.
walk along the bluff tops
more frequent access points
Play pickleball
Park to go to ocean
more benches
walk on a beach that was all sand and no rocks
ride a bike along the road in separated lanes
Just leave it alone.
Just enjoy it the way it is
better flow of traffic at LaCosta Avenue
Parallel park in suitable areas
Have easier access to the beach in that area
Prevent any more construction in the area
Access the beach easier
Ride in the southbound bike lane without dodging bike, skateboards, walkers and runners who want to ride Northbound on the west side of the highway to enjoy the ocean views. LOTS of people do this and it is dangerous
have drinks and enjoy the view
Benches to sit on might not need walker
Walk
find more parking
Leave it natural
People can walk to town for whatever they want. It's part of the experience.
walk along a path
Have a picnic with seating, access to facilities
Walk along the ocean
More recreation (like a strip park)

What would you like to do along Carlsbad's southern coastline that you can't do today?

sponsor a RC Glider Park at Dave's Beach and name after several former fliers
Have a wider bike lane
Better access to the beach below
find peace away from the cars, space to walk and meander
Better parking at S. Ponto
Better road transition at Manzano and blvd
Leave nature be
visit lagoon areas by la costa ave
park easily
Have a place for picnics
Nothing
Take my grandkids to a playground
Walk near the ocean more
have more space/options for outdoor activities by the coast
Walking trails
play in a grassy space near beach (think fletchers cove)
walk / hike
Keep it the way it is
Enjoy more open space
Have nice place to sit and watch ocean
Take me dog on the beach on leash
Nothing
See the ocean beyond the campground from the roadway
have a couple of small snack places
stop and sit or walk
Beach access from South Carlsbad
Have more space for volleyball
Be up higher
Trail down to beach
Keep it the way it is for future generations.
...be able to walk or jog in an area separated from bikes

What would you like to do along Carlsbad's southern coastline that you can't do today?

walk along coast line without cars whizzing by
Not worry about building anything to enjoy the pristine beauty
Have a few cafes and restaurants that didn't block the view
Have better beach access
have a few more regular restrooms in addition to porta-potties
Relax
Walk on a dedicated path
Passive recreation not related to the beach
trails for walking and biking
find parking (too many RVs during the summer)
see that it is unchanged over the next fifty years
playground
Better bike/running path
Get to the beach on a ramp or gentle stairs
Get rid of van lifers and RVs that park overnight in this area.
Be certain the city will not seek to develop it
more access to the beach
Ride my bike safely in a wide designated bike lane without the fear of being hit by a car.
Biking
have better separation between cyclists and walkers/joggers
find parking
walk along level pavement off the busy HWY 101
Enjoy the sounds of nature without cars whizzing by at high speed behind me
n/a
have access to multi use park
picnic area with food trucks and quiet reading areas
Walk safely
Reduce speed limit to 35.... Too many cars drive 60 mph and more.
Add a bike/walking path
places to park a chair and watch the sunset
jog on a path without traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more camping opportunity
see a bridge over Carlsbad Blvd. for older people to use .
Leave it in its natural state
Have picnic tables overlooking beach area
Keep things the way they are now.
Sit and have a coffee
safely walk or even bike along more of the bluffs instead of being forced to walk in close proximity to traffic
Showers and toilettes for beach goers
Have a green park area to picnic with the ocean view and no sand.
More grassy parks near ocean
Enjoy the beach & ocean views for continuous milles
have more benches to enjoy the secluded areas
Walk and view ocean at the same time
more safe walking path along the road
Go to a playground
use a park that is dog friendly
Leave it in its natural state
let my kids play
Ride bikes without fear of cars
extension of the sea wall
Protected bike lane with views
Ride a bicycle without worrying about a distracted driver hitting me
park along there
find more trails to the beach
Parking
Walk
have better traffic control going into Carlsbad Village
Play frisbee
access a playground area for kids
Have a community are to gather along the beach. North Carlsbad has a number if these public gathering places
More bike riding space

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more bathrooms along the way
Bring my dog to play on a lawn
Absolutely NOTHING!
Ride a bike safely
leave it alone
Ride bikes on a pathway separated from car traffic
provide more stairs down the cliffs to the beach
have better beach parking
sit at an outdoor patio and enjoy the view with a glass of wine
have better running trails
Get to the beach without having to walk over rocks
not have to walk over tons to rocks to get to beach
have a nice green area to sit and relax
Casual beachfront dining. We don't have restaurants on the beach like Cardiff and other beach towns.
Shower off the sand around warm waters beach and south.
have more handicap parking
walk safely on a sidewalk.
have semi-undeveloped trails for walking and running
restaurant options
keep the view
take better paths down to ocean
road bike safely
Bike and walk without the risk of getting hit by cars
Have parking for the area that is sufficient and safe
drive without worrying about bicycles
Have a really safe bike and walk lane separated from traffic
Sections that do not have well marked walk paths
have access to a small area with food trucks
Park easier
Parking options
Repair as needed

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk on safe natural hiking trails that complement the natural landscapes.
walk safer
lay on a grassy area
Have ocean-view dining options
restore natruaral plants
Public restrooms and showers
park easier
keep the lower speed limit as compared to the freeway or El Camino Real
Walk
have a place to sit and enjoy the view
Protect it from an endless stream of restaurants and businesses
Ride a bike safety to an inland bike trail along waterways
More free parking
Stop this needless expansion into natural areas
have a fence that allows people to walk along the cliff.
walk or sit safely
2nd choice...park like setting with natural hanitat
park along carlsbad village drive
Not feel like your in the city
have better parking
Picnic and overlook ocean during or after bike ride
Avoid all the bike traffic
walk on a trail that is not the beach (no sidewalk to speak of)
Playing fields
Benches to enjoy views
find a parking space, campers park there all day
bring my dog to the beach (off leash)
walk on a trail surrounding by native plants
Dining, stores
Park a car and walk around
Make a walk path and a bike path so we can all go

What would you like to do along Carlsbad's southern coastline that you can't do today?

Eliminate noise from train horns,sirens,cars,planes and helicopters
sit and watch the waves
Bike safely
access the ocean in more than 1 spot
More parking
Walk my dog on the beach or closer to it
parking on the eastside of the highway that is not unsightly
have a picnic in a nice park near the ocean
Have a little more safe access to the beach south of Terramar
increase walker safety
With updated activities
Improve walking/bike routes and beautify area
find a place to park easier
overpasses to beach
Run
Walk my dog on the beach.
Beach parking
Parking
dedicated walking trails
Places to picnic and look at the ocesn
Take away the houses crowding the road
Access the coastline
tastful parking soulutions
slower speed limit (35mph)
space to picnic
Restrooms
Have a running trail
Rent a tiny cabin vs needing a camper or tent
find a little more parking
Feel safe riding bicycle
kite flying area

What would you like to do along Carlsbad's southern coastline that you can't do today?

Not have any changes made.
I bring my dog to at least a portion of the beach.
A few more parking spots near the beach
Walk along a trail with an ocean view.
More access to beach
Avoid traffic when walking
Grab a snack/coffee like from the snack shack at Buccaneer beach in oside
More trails for biking/walking
Ride bike safely
Hike on a walkway wide enough for 2 way hiking
Find parking easier
access handicapped van parking with room for my ramp to open
picnic tables and barbeque cooking
Keep the open space
Safety when walking stop speeding
enter the beach at more locations
Protected jogging and biking (from cars)
Bike
have a bathroom and water fountain close by
Have more free beach parking
Connect by trail to other Carlsbad trail systems
not worry about ocean erosion taking the bluff away
Have more time to enjoy what is already available
Sit on a bench and watch the sun set
Take my dog on the beach
hvae more options to eat along the coast while enjoying the sand and surf
Find a little more parking
Preserve this natural open space
Separate walking trail
Have a food truck handy for coffee & snacks with a trash can to keep the beach tidy
Remove housing

What would you like to do along Carlsbad's southern coastline that you can't do today?

sit on a bench and look at the ocean
Keep it as is for all time. Do not destroy this precious property...
Biking
...enjoy better parking.
be sure it's not going to be overdeveloped and crowded like everywhere else.
Have a completely separated bike path away from road traffic
Lots of pickleball courts!
make politicians understand the 5 cannot take on more traffic
Ride my bike and have somewhere to lock it
Have easy access to the beach plus parking
Sit on green space and watch the sunset views
Not have to walk in the bike lane when crossing the bridge to get to south Ponto beach
Dog friendly areas
enjoy a park with outdoor fitness equipment as in San Francisco and Kansas City e.g., ActionFit
Bike on a path separate from cars
Walk my dog on the beach
Protect the bluffs from erosion.
Parks
Restrooms
Fund an easier way to the beach
Add park for strolling beach views
Biking without car traffic
Have more bike parking spots for beach areas
Put a dog beach area
ride bikes without cars
Biking
walking trail
Afford a home to rent in that area!
Let my kids ride bikes without worrying about the cars
there was more parking so I could be close to the ocean.
Have less car traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Get across the freeway on safe trails south of Encinas
Have a park area in which to visit
Picnic in linear park
Park for free in a lot
Put a blanket down for a picnic lunch or to play games with my granddaughter
Better parking
Leave it alone
sit on benches
Recreational bike trails
Sit on a bench to look at views
get to the beach without climbing a mountain of rocks.
Better ability to camp at beach; too limited now.
walk
Picnic
have wider bike lane to accommodate roller bladers, walkers, joggers, etc
Park easier
Prevent carlsbad from developing further
Campsite
Have a park
have parking, but away from the beach
have better access to the beach
Park and walk to the beach
swim
Cycle along a safer path
Walk with my kids there- too dangerous with cars
Get to the ocean safely by not climbing cliffs
Not have to fight for parking
Rollerblade
Enjoy the land/beach there without traffic noise.
walk my dog on a dog trail
prevent hotels and commercial entities from spoiling our coastline

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk along the coast without traffic
Walk
Access a public beach w/restrooms
enjoy more open space
WE BIKE THE COAST
Walk on better sidewalks
preserve or restore it
Have a safe walking paths the whole way
have a family beach with amenities like Moonlight Beach
Have a safe spot to put our family's bikes when we ride to the beach
keep the ocean view
Safely walk
Walk/ run more safely
Ride my bike on a separate bike lane with concrete barriers between me and the cars on 101
Paved running trail (wide enough for a stroller)
Better parking
have less constructions
Enjoy the ocean view
Bike park
Have a picnic especially during high tide
Use picnic benches for gathering.
Have picnic and view seating
Use the old storage facility and the adjacent lot at avenida Encinitas and carlsbad blvd for park space
Have a place to hang out
Use the restroom
increase beach access
natural park like settings
gathering areas for adults and young people
have a walking path along the bluff
Better biking lanes
run on a path or sidewalk

What would you like to do along Carlsbad's southern coastline that you can't do today?

Remind bikes to stop at red lights
Bike safely
Visit a park
Walk/run from and to the village on safe paths
Go to the beach parking earlier no later before sunrise after subset
have a place to relax and watch the sunset un obstructed by cars and buildings
Have a cocktail on the beach (legally)
Have better bike lanes
Enjoy the area
Beach parking
Ride a bike along the ocean
Do more bike tails
Bike on a safe trail
Food vendors to support the sports park users
Walk along the entire stretch
more easily park and access the ocean.
Walk safely
plenty of parking or frequent shuttles to bring people to and fro
Walk or take my dog
Make it open space park
Stop and be able to picnic or take in the sunsets
Walk
Reduce the development in that area.
Have easier access to beach
fish
Sit and eat lunch or picnic
enjoy the area but now parking is so limited
sit and enjoy the views
Rinse my board at the top of the cliffs after surfing
have a walkway wide enough to accommodate everyone instead of having to walk on the travel path to passhaving to
ride my bike without worrying about traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

parking
Play at a park where you can see the ocean
Walk on trails
Avoid bikes while driving
Stop short term to see ocean.
Walk near beach without so much traffic
Bike without worrying about cars (separate lanes)
Sit at a table at the lagoon.
have more open space
prevent stores/restaurants/retail from ruining that space
Trail run
cycle safely with a solid barrier between vehicle traffic
have easier access to the beach
Hike
Ride my mountain bike next to it
Walk down stairs to the beach instead of a dangerous cliff
playgrounds
Run without feeling like I was going to get hit by a car
yoga/tai chi
Take a convenient bus schedule to the beach
preserve the scenery and nature along the space
walk without road share with cyclists
Have a picnic here.
Walk more trails connecting Ponto and west Batiquitos to the trails so east batiquitos
Better parking (east side with cross walks for safe crossing)
Beautiful Ocean Picnic tables
See less traffic
have benches, etc. to sit to view the ocean
Ease to reach beach from cliffs
Picnic by the water.
Handicap access

What would you like to do along Carlsbad's southern coastline that you can't do today?

safely ride my bike along the bluff side.
Have better parking.
Drive without traffic
See some benches above the bluffs
walk
easy drop off at beach/junior lifeguards
Bike ride with a mini wall so cars can't hit me
Unless there was a way to add a protected, separate path for bikes and pedestrians along the ocean side.
have some better bathroom facilities available
Have a pier for fishing and shopping
Picnic
2nd choice is to lower the center median and lower the road for north bound traffic
have a park with enough room for folks to sit and watch the sunset
reroute traffic to protect the coastline from the weight of vehicles.
Walk my dogs safely
Hike more trails
Walk, not so close to cars
Walk my dog
sit on a bench along the waterfront and watch the sunset
enjoy more safe bike lanes marked in green
have many more cafes/restaurants taking in the view!
More areas to sit and watch the water and sunsets
Find parking to walk to restaurants and shops
beach access
Slow down car speeds.
NOT be concerned with lack of infrastructure
have a performing arts venue that can be both indoor/outdoor
enjoy a more peaceful & quiet environment - remove the loud exhaust noise from cars & motorcycles
have a safe place to bike
Keep commercial consolidated to a central area for eating and gathering
driving

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have more opportunities to sit by the ocean
bring our dog on the sand!
charge a bike/car
Sit and eat a picnic lunch
Look in a direction other than out to sea and not see buildings and traffic
Have some benches to just sit and enjoy the view
Commute quickly
Walk safely
Buy a good cup of coffee
Ride mountain bike trails
Better parking options
sit at a park bench or take a drink of water at a water fountain.
Walk or run along a trail rather than on the side of the road/sidewalk
Walk on a boardwalk at top of cliff away from cars
ride my bike separated from cars.
Have a paved walking path that is physically separated from bicycles and cars.
Traditional park for kids with slides and monkey bars
See more native habitat
Facilities for fast food
Travel along the southbound lanes without constantly worrying about someone stopping abruptly or pulling into traffic without looking.
Eat at a Restaurant on the coast
access parking easier.
Create Safer separated walkways and bike path (class 1)
walk on sandy beaches
More parkland for picnics, bon fires, gatherings
Hear less loud and fast racing vehicles
Include dirt walking paths in addition to paved, similar to the rail trail stretch near Carlsbad village drive
Have sidewalks all along the coast.
stop sea level increases
Spend time in a park on the shore
Hangout at parks

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walking trails
have decent walking paths
Walk on a seamless sidewalk or trail
find bathrooms
Sit and enjoy the view
more walkable beach cities
Have a different and quieter road surface
Picnic
have a larger park for seeing the view, a quiet park
Enjoy a restaurant
Access the beach at more points without promoting cliff erosion
Bike without traffic
bike without being concerned about cars
Cute local shops
Slow the traffic down
walk on a nice walking trail, especially during high tide when I can't walk on the beach.
Enjoy the area without cars
Have a walking trail
Eat at a restaurant with an ic an view
Benches at scenic lookouts
bike on a trail without jogger/walker interference
walk safely
I'd like nice walking path
Drive southbound along Carlsbad's entire coastline and have a great view all the way.
hike
Have more space and quiet
Enjoy more parks and open space
Park
Attend a performance at an amphitheater
Avoid traffic
Hike

What would you like to do along Carlsbad's southern coastline that you can't do today?

more hiking/walking paths with ocean view
Bike without traffic
Basketball courts
sit on a bench overlooking the ocean, maybe in an alcove so passers-by are not distracting
Run the coast without worrying about getting hit by a car.
Bench seating to view coast like Newports' Coast, Corona del Mar offers
picnic or relax on grassy area overlooking water
A park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.
Walk safely.
bonfire
have a play park for children
Walk a dog
walk through a butterfly garden with trees and an aviary
have less traffic around sunset
more camping
See native habitats and vegetation
Know that Carlsbad and Encinitas weren't going to cater to tourist and destroy what community members love about our coastal areas
Dedicated bike path separated from cars.
better access to fishing off the jetty, maybe add nice cement walkway
community area where concerts could happen
Long, flat pathway for roller blading
more beach access
have a bike trail similar to Cardiff along coast highway
Not see the homeless take over the sidewalk and peoples private property in their front yards.
Easily access the sand
Make a u turn northbound at Avenida Encinas
Make a U-turn from the northbound lanes at Avenue Encinas
safely ride a bike along Carlsbad's southern coastline.
bike/walk on a dedicated trail separate from the road.
Find parking more easily
Easily access the beach on foot without a long hike

What would you like to do along Carlsbad's southern coastline that you can't do today?

greenery, but natural vegetation, not needing watering
relax beachside without car noise pollution.
watch the sunset
Safer for kids along highway
better beach access from the street
Get to beach via stairs
See it unchanged
walk safely without the threat of cars
par three golf
Bike there more safely
Rollerskate
roads and bike lanes and pedestrian walkways complete with design that reflects a beach community
crack a few beers and get drunk around a campfire on the beach.
have children play by the sea as I did growing up
Avoid stray dogs running free
Prevent any building on the coastline
Have a park setting
Sit under a tree
drive my golf cart. Please lower the speed limit to 35 or less
Not put a hotel there.
Walk my dog on the beach
Pathways to the beach
bicycle without cars nearby
Play pickleball
Fly a kite.
Fire the person trying to develop this area
Playground
Go over or under the highway to get to the beach
have more camping areas
keep free parking accessibility
camp

What would you like to do along Carlsbad's southern coastline that you can't do today?

more public open space
Provide a walking path that runs through the open median that disturbs the space there as little as possible
Have better views while driving
It is fine the way it is
ensure the sand stays, to preserve the beach
Slower speed limit to view ocean
Tell the city to stop turning Carlsbad into LA
restrooms
Walking area/sidewalks
Make you see what you do to wildlife when you overbuild
not a thing - it's perfect
Nature preserve
better traffic flow going North bound
Safely pull to the side of the road to enjoy the view.
use a dedicated walking path.
have a bonfire.
sit in a grassy spot for picnic
Reduce the speed limit to 35 all the way along.
walk safely along the top of the cliff like you can closer to Carlsbad village
Have open ocean views
Access the beach
Be reassured this stretch of roadway will not be developed
Convince people that there should be no structures blocking view
Park more easily to go to the beach
Get people to understand that native plants, animals, and green spaces are important
do zero-zip-nada grading
find parking at various beach access points
See less fast food trash.
have a dedicated walking-only path
Relax in a bar
Keep off developers and special interests

What would you like to do along Carlsbad's southern coastline that you can't do today?

free and easy access parking
have better and more enjoyable beach
Sitting locations above cliff views
Ride bikes with the kids
have more access to the beach
sit in a restaurant or coffee shop facing the beach
Sculpture garden
offer a sculpture walk
Ban the city from taking our land and destroying our city
Park with open space and playgrounds for kids
provide access trails and leave the area untouched
spend time in the surf without road noise from 101
U-turn at every stop light.
Turn into the State Beach parking lot when going north on Carlsbad Blvd. (near La Costa Ave).
Bring back some of the quaintness we USE to have here.
stop and enjoy the views
Enjoy the ocean air
Keep development away
Benches, areas to stop and enjoy the view
trust the city government officials
Preserve this undeveloped area for my kids and grandkids
enjoy food from local restaurants
See above
Have a picnic
Keep open space
Have more shade trees
Nothing
Look at the ocean-currently available
Access the beach easier.
Buy a coffee
bike lanes not where cars are

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have future generations experience it as it is today.
Run safely without cars
Better access to parking
Nice walking paths with minimal traffic noise
a safe walking trail along the entire length
more restaurants looking out at the water
have Carlsbad resident parking
Bike & walk safely without a million other people
picnic on the bluffs
Have more areas to stop and enjoy the beauty
Better design and landscaping
Repair the erosion along the beaches
park easily
see playgrounds for the kids in this park.
preserve the beauty of the coastline
Separate bicycle traffic from Carlsbad Blvd. Cyclists in the roadway are a hindrance to traffic flow and dangerous.
not see the stupid Alila Marea hotel monstrosity; what a disaster
have a place to sit, more benches to sit and rest
Running and Bike trails
walk my dog on a portion of this area
yeah
Sit down on a bench and look at ocean
find more benches to sit and rest without getting into the beach
safely exercise (run) along the coastline
Fine dog owners that do not pick up after their dogs
Biking lanes that are not on the edge of car traffic
experience the coast and community with no air polluting blowers
Handicap beach access
nothing it is perfect, leave it alone
stroll along a walking path
Have a picnic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Park (why is there no place to park??)
Fire pits
Have a walking path that was designated for walking
Have parts Dog friendly
Dog Park
not see the area developed beyond a walkway
have a safer path away from the street to ride my bike along the coast.
Have a off leash area for dogs on the beach
Retail
More parking along the south end by Ponto
Park my Popup trailer in a beach parking spot for the day.
quiet areas to enjoy nature
have more beach access
Picnic on a bluff over looking the beach
handicap parking spaces along south shoreline
park my car close to beach
Access restrooms
A place to enjoy the view
Afford to enjoy restaurants
play volley ball in the grass
See the local beaches (operated by the State) be better maintained as their infrastructure and capacity to support the current users regarding litter management and restroom capacity.
find more restaurants, pubs, entertainment along this path.
be closer to the water in a relaxed setting
keep the area as natural as possible
have bathroom and showers
Park easily
have access to a public bathroom.
enjoy more outdoor activities
Park with a view
Have a small beachside cafe, on the beach
see clean waters as well as more natural land

What would you like to do along Carlsbad's southern coastline that you can't do today?

Buy low-key food and sit & eat with a view
Safely push a baby carriage next to the ocean
have a grassy section overlooking the water
Sit at a table and see the beach.
better parking
Plant native plants that support wildlife
walk on beach without dirty crappy sand
Move the bike lanes inland, rather than beach access/parking... Oh, and I've been a cyclist for 20+ years, so don't assume I hate cyclists. This is about safety and best-use for ALL
It's one of the last pieces of coastline without waterfront development
Ride a motorcycle on the sand, like Pismo
Walk like a walking trail
Have casual family dining
Safely ride bike over railroadSee "sandy beach" not just rocks north from La Costa to above Palamar interchange
remove old washed up kelp from the beaches to help remove smell and kelp flies.
walk along this stretch with out having to walk in the bike lane
stop for coffee
A biking path away from cars.
Walk safer
Have better access to a safe bike path
have a wheelchair path closer to the ocean
Have more space on some of the bridges
Nothing
sit at a cute park that overlooks the ocean
Have a little cafe or snack area at the beach
sit or picnic at parks
Lower the speed limit between PAR and La Costa
put in viewing areas
Have Beach access for walking on the beach
not worry about bicyclists in the roadway
If parking away from the beach, have an underpass to get to the coast
have a safe place to leave an SUP so I didn't have to carry it to the beach every day

What would you like to do along Carlsbad's southern coastline that you can't do today?

Get to south Carlsbad beach from la Costa ave and the 101 northbound without having to go up and turn around
Even better ocean views uncluttered by buildings
Sports park
More surfing access.
cap the growth and number of tourists
walk in nature
Feel safer walking along the coast- the highway (carlsbad blvd) is too close to pedestrians and bikers
Ride a bike or walk on a dedicated path with no cars.
Play golf
OPPORTUNITIES ARE ENDLESS AS THEY ARE LEAVE IT ALONE
Jog
shop and dine
Parking
Enjoy a picnic at park by coast
See less obstruction of the coastline view
Have more beach access with bathrooms nearby
Walk down to the beach on stairs
Easier parking or access to walking areas
have an over look to watch the ocean (I don't like that the great one at Moonlight Beach is not all day parking!)
It's the last stretch of 101 roadway that you haven't built-up yet. What's next - Ponto beach?
Play soccer
More parking
More sand
Beach concerts events
Focus on cleaning up existing parks from homeless people and making them safe again.
Okay in a bike jump park or bring my bike to a skate park cause bikes are not allowed in then and when we build jumps they are torn down.
Access the area fir whale watching
be in a park like setting, like La Jolla cove and Mission Bay.
have more hiking/walking choices.
attend an outdoor farmer's market, art show or performance
Sit and enjoy the space

What would you like to do along Carlsbad's southern coastline that you can't do today?

Get down to the beach easier
" ""
easily get down to the beach where there are high bluffs without contributing to the erosion.
Picnick
BBQ on the park with Oceanview
guarantee my kids that development on the avenida encinas corner won't ruin it.
buy foods from small independent vendors
Grassy area
preserve the local nature habitat there
Easily go to beach near Poinsettia (get rid of camp area)
OPEN PARK LAND
have more access to the beach
Find a parking place
Easier access to the great surf spots
Enjoy more quiet
use the beach
go to a park overlooking the ocean
See a handicap accessible path to water
Have more space to overlook the ocean
Have more beach space
continue to ride my bike.
have a wider berth when I am running
Eat lunch
Enjoy the view out of my car - a place to sit without going down to the beach all the time.
Have some effective speed control devices to keep speed under 35 mph (like speed humps)
E-Bike without fear of being hit by a car
Wax my surf board easily
More easily find parking that was better separated from traffic.
More parking along the coast
Be able to walk my dog without cars
slow the traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

have open space to play
Figure out why the city would consider this during the current freeway construction pain.
not back up into traffic
Appreciate the wildlife like they have up north in Monterey
Buy churros
Parks
reduce traffic?
Green belt where we can walk, relax and look at the ocean
local hop-on,hop-off mini-bus along the coast
More open space recreation areas
keep it as it is today in 2022.
shops and restaurants
Have nothing change
A shaded area with picnic tables
Be on a large waterfront park
Rest facilities
have a sitting bench
have protected bike lanes
park more easily
restrooms
Better pedestrian walkways
have a safer bike intersection at La Costa Ave.
slower traffic (cars and bicycles)
Take my dog with me.
No buildings on property
access more beach
park easily in one area, and walk to a no-car zone that enjoys all of the pacific
incorporate improved parking that is off the boulevard.
Sit on a bench to take in the views
Walk the coast without picking up trash all day
Take my dog to a dog park close by

What would you like to do along Carlsbad's southern coastline that you can't do today?

no parking lots,
enjoy eating at an affordable restaurant with ocean views.
have pickleball courts
Keep the coastline beautiful and don't put shops and grass there!!!
outdoor yoga
provide beach city conveniences like Santa Monica/Huntington
Get down to the beach easier in more places
Have some shaded areas / trees
Sit in quiet
Do a par course in clean air with minimal car exhaust
Perhaps grab a snack (like ice cream or gelato) but not a restaurant
remove congestion and safety hazard of parked cars along the road
retain the Turnarounds parking area
relax on some grass overlooking the ocean
Not be concerned for my children's safety from homeless and psychologically damaged people living in bushes
Safe access to turn at Solamar/Hilton
Continue to go there without a lot of payment.
Feel safer riding my bike
Walk in a park like setting without vehicle noise
Park for beach access...for free!
have easier access to beach
take care of the plants and animals
have more spots to sit and watch the ocean
park and pull out easily without blocking traffic
Assist or organize beach clean up..to keep our beach and coastal area clean
Grow more trees that get big
Enjoy the beauty without seeing homeless people and their associated trash
easily park (for free)
there is nothing that i want to do different that i can't do today
Not have to worry about a greedy mayor selling land to developers
Get rid of you stupid money hungry apes trying to line your pockets with developers money

What would you like to do along Carlsbad's southern coastline that you can't do today?

have better access to local eateries from beach
Easily park my car
Beach access
little food stands or carts near the beach
Would still like some of the privacy keep the area not too crowded
N/A
Have sports parks
Eat a meal overlooking the ocean that doesn't break the bank
...I guess that's enough.
Easier parking
visit the beach via self propelled modes of transportation and not rely on a car
play lawn games in a park setting
Better restrooms
Park
be a flying dragon
Smooth/we kept path for rollerskating and bicycling
have more sand on the beach and stop the erosion
Less traffic
More park-like recreational areas
observe native plants
Protect the bluffs
live there in a modest size house or condo near the beach
sit in a shady spot and gaze out at the ocean.
This flat space could be reserved by groups for outdoor events
Have a place to take the children to play on a jungle gym and play ball, have Picnic and still close enough to walk to the beach
A deli to enjoy a sandwich along with the ocean view.
leave as is
Access plenty of free parking
Have more free parking space on South Ponto
enjoy scenic and well maintained landscaping, mediums, and open space along the coast
Access the beach more easily

What would you like to do along Carlsbad's southern coastline that you can't do today?

more bathroom facilities
have more than one lane in a direction on cycle tracks
Make it amazing for people
More places to stop and eat
sit and enjoy the ocean, the sound of the surf and the wind without the constant noise of cars going by at over 50 miles per hour and load motorcycles and cars
Have the traffic signal cameras at intersections actually detect cyclists. The majority of them don't.
better pathways for people, animals, and bikes
prevent commercial development.
ban all the rvs form the beach during high holidays like the 4th YOu can even drive and see the water.
Enjoy a picnic dinner on some green space
Find parking.
leave it alone as much as possible
Maybe have a small unobtrusive stand for coffee, etc
take better advantage of the view, as of right now, I don't run it as often as I would like
Stop the proposed back in parking project. Its dangerous and will cause a traffic boondoggle
Keep human traffic away
keep the parking that is close to the beach.
Have a park for visitors and locals to enjoy close to the beach
Artificial reefs for better surf
play in a park with my dog
See it left alone
Take dogs on the beach / park
We need more parking- not just for surfers and young people
access the beach easily
Move it away from the campground
Have a day of the week, perhaps sundays, where coast highway is closed to cars
safer bike lanes... divider as people still looking at phones
feel a little more comfortable riding my bike along the coast highway.
But a home!
Enjoy habitat enhancement projects
Roundabouts throughout south carlsbad on Roosevelt and madison

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk without being close to bikers
Buy an ice cream
Camp
walk alongside other people (current sidewalk is too skinny)
Watch the surfers from a safe place
Picnic
bike on specific biking trails that are not available
Sit on grass near the ocean
Telescopes
Less crowded
Take visitors to lunch there
Leave the land alone
add trails
Buy a condo on the ocean.
walk all along the coast from Carlsbad village to South Beach
Have more places to sit along the ocean
access to more bathrooms and showers
Bike farther from high speed traffic
see a good bike path and buffer area next to the So. Carlsbad State Park
more organized parking
Leave it alone
see better quality habitat
possibly a few eateries near south ponto (just a few)
exercise in a loop course along the coastline where I can enjoy the weather/view/outdoors
Enjoy a natural coastal setting
Spend the day in a open air park with an ocean view.
more family friendly recreational facilities
Have better pedestrian access to the shoreline
not Uturn at Points
find nice rest area
Running / biking trails

What would you like to do along Carlsbad's southern coastline that you can't do today?

I love everything and don't want to lose natural habitat for our wildlife to put in grass and things that will require a lot of water and resources.
stop concrete steps and trails being built
make sure the fragile dunes and blufftop is protected
It's the real jewel of Carlsbad right now.
Small restaurants
Place for grandkids to skateboard
Not have a park
get from my house off La Costa Ave. to Ponto Beach without driving twice as far as necessary or making a U-turn
Keep it the way it is!
Not get run over by bikes, joggers
need campfire rings on the beach
Sit on a bench and watch the waves
Get down to the beach easily from the bluff. Access from the state campgrounds is not well kept and not accessible for the mobility-challenged, ie seniors, little kids, disabled
enjoy the sunset from multiple public vantage points
more access to the beach
picnic
Stop developers
Have more green space up on bluffs abjure camino encinas
Dine over looking the ocean.
have accessibility to the entire southern coastline with RVs
Keep the bicycles and electric bicycles completely separate from pedestrians
Thx For camping
Not pay parking tickets
Take the kids to a fun playground
connect the trails at hidden valley or behind LegoLand directly to Carlsbad Blvd
Keep as is
more beach parking
bring my dog
stop my vehicle and look at the ocean. Can't today due to limited parking.
park on both sides of the highway and have a bridge to cross over
Walk on SIDEWALKS

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have better access to the beach at the campgrounds
Walk the dog
more restroom facilities
Better pathways and walkways north of Carlsbad State Beach / Campgrounds
sit around fire pits
Enjoy the beach with places to sit and relax
park easily and safely
have a nice sidewalk or nature walk area to enjoy
Calm the speeds to enjoy the views
have an area without pets available
bring a dog
keep the unspoiled
Bring my grandkids to a park
have an easy access to the beach
Have Stairways to the beach
Dredge the sand between the jetties and put it on the beach
More public gathering or picnic areas
enjoy the views without more development
have a simple trail walk
Have more open space
Walk & bike safely along the ocean side without fear of traffic
Hang out and enjoy the view
take my kids to a gravel bike park with fun hills/jumps
relax in a environmentally appropriate park
park for free
Find more access to the beach without walking over fragile plants.
reduce noise from loud cars
Remove the State camp ground and return it to its natural state free of commercial activity
buy a coffee
boardwalk
Ride bike on a path with my family

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have more bicycle parking for when I ride my e bike to the beach
have cleaner neater restrooms
Park for viewing ocean, having picnics.
Have an extended area for all types of low impact activities
jog/run continuously without having to dodge walkers/skaters
see beautiful flora / gardens (like at Swami's)
park more easily to get to the beach
Keep the area open and unspoiled by development.
Have easy access to free parking.
Have park spaces to rest and stop, picnic, relax
Relaxing at a park while being near the ocean
Nothing that I can not do today -- leave the natural beauty as is.
More developed walkways --similar to what is from Carlsbad Village to Cannon Street
have separate lanes for the bicycle and walker/runner
Find more parking
Have more access to the lagoon
For southbound, Eliminate the parking on the west side of bike and walking paths
Ride a bike without being in danger of traffic or hearing it
Walk along PCH when tide is in without worrying about card
Walk along the beach
Come across a shady grass park to find a regular group of people quietly practicing Tai Chi and if I do desire, be allowed to join without having to fill out a City registration/liability form and payment
Keep coastline the same
Continue to see it undeveloped
Have more free public space
Have a playground with an ocean view
Eat food
More beach view open air restaurants
stop further residential and commercial development.
Learn about local ecosystems
Hike lagoon
bike without the fear of traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Find a flushing toilet
Easily access the beach below
Have a disabled person pathway down to the beach. The rocks are not good for walkers, etc.
hike
No motor home parking along the beach
Better access to beach
Have more park space
Have wider bike paths
Nothing more, I like it the way it is.
picnic
Drive and not see something being built that will ruin what is there already
sit down for casual lunch
Reduce speed limit now. Tons of kids use PCH daily
Use Walking trails
More open area east of beach
have clean real restrooms
Purchase property
Find parking at the beach
Walk my dog on the beach without a leash Labor Day - Memorial Day
Park easily
Find spaces that aren't developed
have more campsite availability
Dine at restaurants with unobstructed ocean views
Have public binoculars to observe fauna at sea
avoid long lines of traffic at lights
leave it how it is
Buy dinner or coffee and enjoy a quiet space
bike without cars
Have a picnic on grassy spot with unobstructed view of ocean
Walk to the beach without having to go on a major road across the highway and railroad
Safer/easier path to beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

Another warm pool like Alga Norte
Performance area for outdoor events
take my family for a walk and picnic.
Ensure public access to the entire coastline.
Not worry about vehicles
Easily turn inland to restaurants on my walk
More walking space with ocean view
Make cyclists obey their own rules and use the bike lanes that are already provided for them
get rid of the traffic light at Cannon and Carls. Blvd.
sit on benches with backs (for senior population) overlooking the ocean.
Rollerblade
Enjoy both sides - even the bay/reserve side
See less trash
build a park at Ponto
Preserve its natural beauty
Have a grassy park overlooking the ocean
Small but very nice vendors ie. ice cream, coffee, Popsicles
Less traffic congestion
I'd have room for walkers, runners away from vehicle and bike traffic
Have a dedicated path for exercise
I have an area above the ocean that does not have vehicle traffic so it's safer for walks or bike rides.
keep the homeless out
Park safely not spoiling the view
Trails
Not worry about kids getting hit by cars
not have to go to north beach waste gas
Continue to not see dogs on the beach
we live off Tamarack and I wish this project could focus on those areas too instead of just southern part of Cannon Rd
Picnic
Walk the labyrinth
More trails and trees

What would you like to do along Carlsbad's southern coastline that you can't do today?

hang out
have less traffic
Have more space to observe nature
Ride bike safely away from traffic all along coast
Have a restaurant with a view.
walk without litter
Get a casual meal
Drive along the coast line without seeing houses
Dance
skateboard
Park more easily to access the cliffs or beaches
Day use
have easier beach access
Own a home on the coast
Play with my dog
have more parks with picnic areas near beach
Keep it how it is currently.
Picnic
Park my car
Have a playground that blends into the environment
See more restrooms and Trash cans
Jog/Trail
Walk my dog
Rollerblade
Hang out
enjoy native plantings
Walk on boardwalk with decorative tiles
Use a bathroom
Have some good eating options
Find parking to enjoy nature
Benches

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bring my kids to a playground
Walk along the path safely
Watch the sunset
Have more dedicated access points to the beach
Parking
show all future residents of past bad decisions by city planners that either ruined or threatened to ruin our community i.e. the steel bars at the beach near downtown Carlsbad that ruined the view of the ocean and had to be removed or the efforts to build a shopping mall at the lagoon near the former power plant or the construction of the power plant many decades ago, the list goes on. We cannot allow the city to make decisions that are not supported by the community members.
Anything changes made not to turn into a homeless encampment. Just take a look at Beverly Hills & Santa Monica not yo mention L. A.
Walk closer to the cliff overhang near Power Plant but safely
walk around to shop and eat
Play
Do some shopping and eat at restaurants by the beach
Leave it alone
Picnic with view of ocean but not on beach
have a better hiking/walking trail
Hiking trail from Batiquitos lagoon
Have more parking
park closer to ocean
enjoy a sidewalk walking area, similar to north of Cannon Rd.
enjoy grassy park areas with picnic tables and benches
Affordable village environmental better than sea world village or like Santa Monica pier area and commercial shopping
Playgrounds
Have better beach access
have clean bathrooms; perhaps monitored during the day and locked/closed at night?
Play pickleball
Keep it the way it is
More accessible picnic benches and walking trails along grassy areas - not necessarily on the beach front.
Run in a safe trail
Safe walking paths
Have easy access parking that didn't cost money

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk
make a U turn at Avenida Encinas to access S. Ponto from La Costa Ave.
keep people from creating new paths for scrambling up and down the cliffs near Turn-around, Terra Mar and Warm Water. Perhaps create a few designated paths to eliminate erosion of cliffs.
park my car nearby and walk to the ocean
I wish carlsbad would NOT develop buildings, keep it simple and open.
park for coastal access
Have restrooms
Access to walk trails
Add more vegetation
Picnic areas, not having to bring our seating, etc.
Cycle
Have easy access to beach
Dog beach
nothing
Have some parking
Play tennis and pickleball
not see any development of any kind near the coastal strip along the hwy
Ride my bike in bike bike lanes with a bigger barrier to traffic
Less commuter traffic
1 or 2 outdoor dining spots like Buccaneer & Harbor Fish Cafe
Walk and bike more safely
enjoy more plants, less houses
Walk without traffic around
the Army Corp of Engineers
Have the habitat be more natural
Easier access to beach
See the Coastal Rail Trail expanded through this area
Have some water fountain playground
Hiking trails unpaved
Have facilities available
More boardwalk space

What would you like to do along Carlsbad's southern coastline that you can't do today?

Ban or designate RV parking for a fee.
Enjoy the coastlines without speeding through
Leave it alone
Walk safely on a protected lane/trail
boardwalk for walking, skating, bikes
Take hikes through open space
Better bike lanes
Ride bikes
CONVINCE THE CITY THAT NATURAL IS BETTER
Easier access to beach
enjoy shady area / park like scenery (like poinsetta)
Hiking trails
Bike away from the road
Park for beach
Picnic
Park without dodging cars when you get out (needs a lower speed limit and either stop signs or pedestrian overpasses.
Dine on ocean
Leave it how it is
Find a parking spot
Stop the City of Carlsbad from leasing out every last piece of land to the lowest responsive bidder.
Keep it natural and pristine
i wish there were businesses along the beach where i could eat etc
Grab a taco
find an open picnic bench to enjoy a meal by the ocean.
Have access to the beach
Have more bike station to park and lock bikes
have easier beach access (instead of clambering down the bluff).
Four lane highway north of palomar road
Sit on a grassy park overlooking the beach
see performances
have the bike lanes more inland so they are not moving any of the traffic lanes.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Ride or drive without traffic lights using roundabouts instead
Keep it natural
Have a safe bike lane
keep parking but also have picnic areas
Have some shady areas to get out of the sun
Running/walking trail along bluff/beach
Relax, sit ans enjoy the view with less car noise and pollution
Take the kids to a playground close to the beach
have more sports, recreation, art activities along this corridor.
I would change nothing about Carlsbad's coastline.
Park
Small restaurants
Keep it the way it is!!
More access to the beach
take a path accessible to strollerd and wheelchsirs
build a short bridge in the one dip in the road where the ocean threatens.
Grab a bite to eat
buy the open areas and leave them alone
Picnic area
Take my mom in a wheelchair to an overlook
play at a park with children.
Change nothing
Na
Food establishments
Walk along the coast
stop the city managers from wanting to build "recreation sites" that do not work and wanting to make up for their frustrated plan to build on what were the strawberry fields
Stop
Slow traffic
Park
Have some type of dog park
picnic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Easier parking
convert the power plant to public space
Have more access to the beaches
Walk on a sidewalk
ride bikes without traffic
Enjoy playgrounds with our kids
sit on a bench
More beach access
Stop the city from trying to develop this area
Walk down the bluffs
Hike trail
plant beautiful trees and plants and make a nice walkway
Picnic areas
Bike lanes
Have a grassy park
Sail
Not increase traffic with welcoming spaces
Find parking
Park easily although I think this is somewhat unsolvable
Confidently let me kids ride scooters and bikes out there.
Prevent erosion of bluffs
Make more camping available
We will initiate a voter citizen initiative to stop it
see more open space with truly native plants and animals as far as the eye can see
Use a public restroom and showers
Bike
I could actually go in the water itself on those very calm days but alas without a companion I am too old and weak to do so. I miss that more than anything in getting old. If only there were some young strong volunteers who could help we elderly, many of whom have no companions, to do this
Have a place to meet with friends and bring my kids to
Better restrooms
have a wood burning firepit

What would you like to do along Carlsbad's southern coastline that you can't do today?

have a drink with friends
Drive where the streets are brighter at night
Gardens
Have a park or better use of the land
Get lunch or dinner
Have a park on the bluffs
change the name back to Pacific Coast Highway
Have more sandy beaches with less rocks
Limit building to 1 story heighth
more park land
A pedestrian bridge from the east side to beaches
safely ride my bike without fear if being hit by a car
Access the beach
Keep 4 lanes of traffic. Don't be stupid like Encinitas and remove lanes
Bring my granddaughter to a playground
Have more trails
Sit on cliffs overlooking beach without homeless/drug users camping/sleeping
Have more space to run on Carlsbad boulevard! Not enough space for runners, bikers, cars
Have more safe crossings for bikes and pedestrians.
Ask city officials to do something about the homeless problem creating trash, drugs and crime to our city
Take light rail down the coastline instead of a car
Limit new developments for retail along coast
Have a park
Access Ponto Beach parking lots from north bound lanes
bike paths
Maybe have a special area for events
Keep the wide open spaces!
Find a restroom
Grassy areas to sit as Del Mar has done
Not have so many traffic lights and confront traffic
buy fresh farmers market snacks

What would you like to do along Carlsbad's southern coastline that you can't do today?

safe places to walk and bike along the beach
better walking side walks on the west side of the 101
Have easier access to beaches
Have more options for walking
Bike and skate along the beach (similar to Mission bay)
return it to nature
connect the walking paths we have as they are so randomly placed throughout town.
Have nice even walk and bike paths along the coast.
enjoy nature
Access beach on foot in more places
Enjoy a meal on the water
Encourage bicycle access to the beach.
have more picnic areas.
Park easily
Have nice accessible park areas
More parking spots
Walk along a coastal trail
Keep everything as it is now
Get to it without driving
Have a safe dog beach area
Sit on built in chairs or benches
Have handicapped access
keep it natural
Access more of the beach
Bring my dog to the beach
enjoy ocean view restaurants at different price points
Stop having to stop the village trying to make sure all of Cbad is unnatural
Have more passive natural areas
Keep it relatively undeveloped so the nature is preserved
Access linear parks, connected to beach, with more dining and pedestrian services that make the coastline more enjoyable.
Have more bicycle locking areas

What would you like to do along Carlsbad's southern coastline that you can't do today?

drive in an area not impacted by construction
park closer to the beach near the State Park
Explain to others that we don't need more traffic on the coast
Better costal access without disruption
Paint
Ride bikes safely
have more space to sit on the beach
Extend the walking path like the one that starts at tamarack, close by the water
Protected running
Have restaurants, bars and grocery close by but not on the water
Have more kid friendly spaces (playground).
Have more parking. Nightmare at Ponto
Roller skate/skateboard along a board walk
Have benches
have some places to stop to chat and meet neighbors; The Camp Store is good model
bike casually
keep housing developments away
Don't change it.
Reduce traffic
Playground
Build hot dog, hamburger sales
drive more slowly
Leave it alone
Live there with an ocean view
Always see the Carlsbad coast the way it is right now.
Keep it protected
Leave it alone
Walk the dogs on a path
bike more safely
Leave it as is
see native plants

What would you like to do along Carlsbad's southern coastline that you can't do today?

help support protection of wildlife and beaches/cliffs
More Scenic Drive.
Preserve the coastline as is for my grand children and their descendants
Make the powers of be to quit over developing Carlsbad into an Orange county look!
be shuttled to the ocean view
walk more of the coastal area and enjoy the views
Utilize that great view for something different, perhaps a hiking trail
have hiking trails
Make it safer for bikes and runners.
Keep it undeveloped
Be able safely run or bike enjoying the nature.
Safely cross street
Please leave it alone
Drive on it less, walk on it more
Park for free at Ponto beach parking lot .
Keep 2 car travel lanes each way
have snack bars along the way
Walk down stairs to the beach from hotel
ban campfires & stoves at state campground. It always smells in that section from burning wood/gas.
Separate areas for foot traffic, verses bikes, skateboard, skaters, etc.
Have more than two lanes
walk the upper coastline safely
Continue to park where I always do
Don't screw up the coastline by adding more retail
Not have loud cars rushing so close
More amenities
Eat and drink at beach stand or small restaurants with a view of the ocean
Ride my unicycle along the coast without fear of getting hot by a car.
Free, unrestricted tent camping for the homeless.
Nothing
Allocate this money to help the homeless in Carlsbad

What would you like to do along Carlsbad's southern coastline that you can't do today?

Afford a house closer to the beach
Have more dog parks
get an even more expansive natural view by removing fencing and shoring up the bluffs
More easily park and walk
Have accessibility and no mobility challenges in getting to the beach with my disabled spouse
Keep it the way it is
Have more places to sit and enjoy the view
I've grown up my whole life in carlsbad it would make me very sad to have it change
Watch the pelicans and seagulls soar overhead or dive for their dinner.
Walk my dog here
Bring my child to the park
Return the natural outlets that bring sand
Bike ride there, but the bike path isn't consistently protected
Go down the beach easily
Separate bicyclists from walkers
More parking
Stay at a hotel along the beach.
ESPECIALLY "continue" on north to Old Carlsbad with CONNECTED paths
allow more nature preserve space
Have a bonfire in a bonfire pit.
Reduce development
Leave it alone
Ensure public access to the entire coastline.
BUILD A PIER
see kids playing on a play structure and park and enjoying the open spaces
What is taking the above so long to correct this area ?
Stop at a park near the beach.
Leave it alone
Easily park along the road
Ensure no one would be making money off this change of highway location after its done
I wish I could make this all go away

What would you like to do along Carlsbad's southern coastline that you can't do today?

prevent hotels and large development
Find a dog park/beach
Do NOT zone for new high density residential
when headed north be able to turn left on Avenida encinas to get to Ponto
Make surfing more accessible
beach access
Find parking spot
Have a cleaner environment
Enjoy the area without so many loud motorcycles
Find more sand on the beaches
Biking safely
be able to run/walk along the coast on a sidewalk instead of a bike lane
Stop all of the developers from ruining natural animal habits and bird sanctuaries
park facing directly at ocean
Walk a trail instead of in the scary bike lane between La costa and the campground
Sit and watch the ocean -benches
leave stuff alone
Have better birding and wild areas with fewer people
limited paid parking
Have a separated bike path, probably on the east side between the sidewalk and the street curb so cyclists would not have to share the road with vehicles.
I already bike
Play with my kids on a playground
see quality shops, restaurant and deli or gourmet shop
have more showers/restrooms.
Have a separate bike lane
Ride my bike on a dedicated bike path.
have a bike lane clear of parked vehicles and sand
Visit wine bar and watch sunset
walk to mixed used property
slow down cars
Not have to worry about more traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Walk a coastal pathway
enjoy the area without worrying about how developers will turn public land into personal profit.
Better restrooms
Open outdoor hiking or scenic activity
Play Pickleball by the ocean
have a dog park
Rebuild the old small homes as new
Share how important native flora and fauna are to our California coastline
Sit among trees, flowers, nice grass
Just stop to watch sunset from my car?
be less fearful of more exclusive resorts being built
Save the wild animals from money hungry idiots taking their land
walk along the beach, street, and trails and see the ocean
Leave it like it is.
Bike
beach access parking and more, better and safer access to beach
No more cement....the water and nature are beautiful the way they are and we do not have many places like Carlsbad!!!
parking on the coast is very limited so it discourages us from using the coast line
Have more open views
Stop you from wrecking it
See the ocean
Go to the beach without many tourists
Nothing it's perfect
enjoy the ocean views
Have more Beach access
Bike
keep businesses from moving in
Japanese, zen garden, labyrinth to explore, with bridges around the salt marsh - a marriage of function and design to educate
Wide and divided bike lanes and pedestrian lanes
Nothing
Picnic

What would you like to do along Carlsbad's southern coastline that you can't do today?

View the ocean from the trails
visit more of the beaches and open up access to non-campers
reclaim the coast for the incredibly rare habitat that it is
Allow dogs to walk that area
enjoy views of the beach easier
Have a picnic on grass
More sidewalk and bike lane
Keep stores, hotels, tourist traps, or any commercial business off and away from of this stretch of coastline
I wish we could have fires again. Don't punish those who are responsible
walk without hearing all of the traffic
Nothing
have a protected bike lane
Nothing
Keep it the way it is
Sit at a restaurant on the coast and enjoy the view.
Strongly discourage any additional cement, lawns or asphalt on the areas under consideration as described on previous pages .
Play grounds
seeing pollinators on plantings along the walkway
enjoy an ocean view picnic spot
More beach access and in the areas.
convince you to leave the space the way it is.
fully preserve or mitigate sensitive habitat areas within the area
Protect our coastline
Keep natural lands
Walk along the open space
See police actually monitor the walking path in Carlsbad
Needs more stairs down to the beach for easy access
Park easily & boogie board
Have a safe bike lane (best example is the walk/ bike lane on coast Blvd in Santa Barbara!
We need bathroom and shower facilities
Play on a playground

What would you like to do along Carlsbad's southern coastline that you can't do today?

Don't change anything!
See ongoing onsite educational forum on how to restore our dying tidepools
Dream my dreams along the southern coastline as it is
Tell the greedy people to leave the town alone
Keep tit exactly like it is
Park easily
Picnic
Enjoy the sky
Do a hike like they have along Sam Clemente shoreline
Preserve the beauty and tranquility of Carlsbad coast
sit at benches
Have a BBQ at the beach
Have a park right by the ocean
Sit at picnic tables
not worry that pelotons of bikes two and three wide would make walking a challenge
Place to sit down and enjoy a cup of coffee overlooking the water
Make a u-turn without driving far
Have a coffee, snack kiosk that has a zero carbon output..like buccaneer beach
Dog path
A park with walking trails
Have a large area for washing off, changing, or using the restroom
See above
Additional camping areas.
sit in some shade to enjoy the beautiful view
See more herbiculture
Leave it ALONE
Not see over crowding.
surf without getting a parasite or sinus infection
Provide benches and picnic tables so people could sit and enjoy the view and flying
Have safe beach access.
Picnic

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have more spaces to sit and eat or have a picnic with friends/family while enjoying the view
Have continuous sand replenishment..
have gathering place (amphitheater) facing sea
See more shore birds
it
Public grow your own gardens
picnic / BBQ
Have space for children to play on green space
Eat lunch or dinner and watch the sunset
jog safely (no sidewalk)
park by the beach
safe walking area on sand, handrail
walk on the sand instead of huge piles of cobbles
Have a locals only place not something else for tourists
more interpretive signs
Preserve the area untouched for future generations
Just enjoy it the way it is
better parking for beach access
Keep it exactly as it is- a unique way to feel the majesty of the sea- just driving by
Keep it the way it is
Enjoy the ocean view from the patio of a restaurant, cafe or coffee shop.
park my car and get a quick bite to eat
See beach no cars parked between signal salomar and bottom entrance to beach
Jog
leave it undeveloped for its natural beauty
Slow down traffic
get you to listen to the people who want nothing, have them form a group to draw up an indigenous vegetation plan with mandatory buildings, etc. (restrooms, benches, trash bins).
have a small open air amphitheater
Walking trails with no traffic
Meet friends, but not on the sand
eat at some casual dining that is not too expensive or exclusive

What would you like to do along Carlsbad's southern coastline that you can't do today?

keep as much natural and current status as possible
Sit on benches to enjoy ocean views
understand more about history - particularly of the indigenous people who inhabited this beautiful space
access beach without descending cliffs
Have more parking spaces
Nothing
Extend walk/ running safely off road
Less crowded place to picnic, tables on the street now
Coffee places
find parking
Enjoy views
Keep it the way it is
Sit on benches in park land
Take me dog on the beach on leash
Nothing
have more protected crosswalks
have quiet places to sit and watch the ocean
Walk on a trail along the ocean not near a road with cars
More sand for beach area
Have free parking
...areas with benches where the public can gather
ride bikes without worrying about getting hit by a car
Sit and enjoy
be able to walk or bike without cars zooming by
have a safe pedestrian walkway connection from the power plant southbound
Picnic
Attend community events on city parkland
Picnic with shade covers
have a place to sit- overlook the ocean
have designated picnic areas
Grass picnic area

What would you like to do along Carlsbad's southern coastline that you can't do today?

Park safely
Park my bike without worrying about theft.
Remind City politicians that more is not always better
parking for outdoor activities
Sit at an ocean view park and picnic with my family
have better separation between cyclists and vehicles
Sit and enjoy the view in a wide park that is far from the road
n/a
see increased bike trail
sit on grass and enjoy the water view
bike without competing with cars
Provide natural resources for wildlife
Find more free parking for beach activities
Get a fish 101 burrito
Drive without the conjection of bikes, skaters, pedestrians.
have a sidewalk
Access the beach
Play basketball
a portion of beach that would allow dogs on the beach
have family picnics
Waterfront dining
viewing benches
Have a coastline natural feeling experience
Enjoy a summer weekend without bumper to bumper coastal traffic
find pickleball courts
Run
use permanent bathrooms
Stay in my community to enjoy the beach; coastal area. I (and my neighbors) have been going to Encinitas since access to Ponto was removed
More running space
have snack bars along the way
Sit on a bench and look at the ocean

What would you like to do along Carlsbad's southern coastline that you can't do today?

The bluffs along this stretch are too delicate to have a bunch of people down along the beach, it should be left alone to prevent the city of Carlsbad from being sued for allowing people to access the beach.
Walk to a restaurant to eat
leave it alone
Dog park - let the dogs run free!
have public restrooms in the area
never worry about parking
have a natural park for the nearby neighborhood, but without a parking lot
have less traffic noise (live in Solamar)
Concert area for our local artists that can also be used for art fairs etc
Walk on designated walkway and picnic safely between Cannon and Poinsettia.
wish i could walk on a protected sidewalk along the bluff
have semi-developed places for picnics and ocean views
bar options
keep it free and open for all to use
walk / hike / run safely
Any park or playground in the south side of the city. There is literally nothing.
have a space that was different from the new hotel, which took away so much from the vibe
Access beach easier
Move walk paths from traffic and noise
Picnic areas
Get rid of all RVs that clog up the roads and scenery when they park all day
Replace Ponto bridge
Enjoy ocean views from trails or the road without seeing parked cars along the west side of the road.
walk
crate an open natural park for all to walk and enjoy
Keep lower speed limits WITHOUT adding more stop lights.
Rent party room
walk my dog on a trail
Bike could have there own space and not ride in a car lane
Sit and enjoy 360 degree views
Dog beaches

What would you like to do along Carlsbad's southern coastline that you can't do today?

Tell you the joy of having one spot in Carlsbad that only locals go to.
have unpaid parking lots that allow better access to the beach
watch wildlife
Access for the handicap
have more areas to gather with friends
A walking path with no dogs allowed
Bike park with jumps or courses
Paths down to beach
have a picnic in a park area overlooking ocean
stop and sit on a comfortable bench and take in the view
Ease of parking
Enjoy the views without being on a highway
Make large groups of RACING bikers not allowed on PCH
Ride a bike on a designated bike trail next to the train tracks the h
meet friends
have a non-alcoholic drink cart overlooking the ocean with picnic tables
Have a picnic with a table
bath house with water fountains located in several locations
dine in a nice restaurant there
picnic
Improve landscape
find a walking trail along the beach
Open park land
walk across the highway safely/ lower speed limit
Walk along the top of the coastal bluff like you can do in the northern part of the city
bike lanes that are safe but don't restrict auto traffic
benches facing water
Have better beach parking
Keep development from ruining its natural state.
Find parking.
Turn left into Ponto Beach parking going north

What would you like to do along Carlsbad's southern coastline that you can't do today?

Use restroom
Buy a snack or drink
designated handicapped VAN ONLY, spaces that normal vehicles can't park in
Kept it undeveloped
have an area to take my dog
Breathe
rent a bike from there since it's not too hilly
Park easily to access the beach
pitch a tent and camp overnight
Walk all the way up the coast from Ponto to the Village
better access to public bathrooms (no out houses). There are not enough along the coast line
Limit the traffic flow
Have restroom facilities
Enjoy nature without more development
wait under an awning for public transit
Get you to understand the treasures of this property. Wake up.. ☹️
Camping
...free up congestion.
Have more beach access points
keep the same number of traffic lanes and the wide bike lanes
Go to a park to play with my kids
Enjoy the beach on a boardwalk or along the coast like the village has
Have places to congregate other than the camp store
Parking and beach access
sit on a bench or have a picnic at a park
Sit by a fire on the beach at night
Stop people from parking in bike lanes on Carlsbad Boulevard.
Relax on beaches without dogs.
Public walking accessible picnic spaces with sea views
Ride my e-bike in a lane/trail with great views of the ocean
Keep overnight parking off the pch

What would you like to do along Carlsbad's southern coastline that you can't do today?

ada access
Park
tables
Eat along the ocean
Easy access to the tide pools
Take away one lane from the Coast Hwy and add it to the bike/walk lanes
Have walking trails
Create bridge over ocean Blvd to connect residents with ocean park/beach
Mo
Walk in a more spacious area with trees and shrubs
Trails
Preserve it
enjoy looking at all kinds of succulent plants
Walking trails
Picnic
More access to beach.
Wide running and biking trails
have better regulated parking on what is now dirt
Stop carlsbad development
Grass
have better bike and walking trails
easily get to the beach from the top of the bluffs
Have a grassy park by the beach
surf
Have more access to parking next to the beach
Hike
Have adequate & safe parking
Walk along with young kids safely
Sit and relax in the beauty of the land and beach.
bicycle on a paved bike trail without fear of cars
leave the campgrounds where they are

What would you like to do along Carlsbad's southern coastline that you can't do today?

Explore the west end of Batiquitos lagoon on trails that connect to the beach
Keep free parking
WE SURF THE COAST
bike park
Dine at a waterfront restaurant
Have more and better free parking for when we drive to the beach
bike a little more safely
Hike
Picnic and watch sunsets
Restaurants or coffee with view
Run and play
Areas north of the campground — beach access
More space to enjoy the ocean
Pickle ball courts which would be free!
Have active areas for volleyball, paddle ball, Frisbee like moonlight beach
Eat at outdoor restaurants
relax in a grassy park by the beach
maybe a beach view restaurant row where Palomar Airport end at PCH
fish
Have Better places to sit
have better access to the beaches via bike path or parking
Walk safely
Play soccer
Sit and have a meal of coffee with a view of the ocean
sit on green grass or at a picnic table to enjoy the sea
Not see so many homeless camped out in rv's
Go out to eat at a casual (or nice) restaurant on the ocean
Walk on a safe trail
Other vendors like small bike shop, etc
Eliminate all west side parking, have cross walks to get to the west side, no parking on west
sit on the grass on top of the bluff, with nothing between me and the ocean.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Let my kids play
a paved pedestrian lane not shared with bicycles
Make it a open space wedding venue
Get the surfers to share parking a bit more
Access the beach
Reduce the traffic in that area.
Do more running away from traffic
ride my bike on the beach at low tide
continue my walks on a paved surface away from traffic
access the beach
Sit in a grassy area
a dedicated bike path
see nature without any development
running path
Picnic
Walk with family with less traffic
Have a park or protected walking trail
Have entertainment options
Drive slowly to enjoy the view
Not see all the vegetation over-growth.
move the car traffic (including parking) farther from the beach
minimize car traffic
Use playground
Skate in a skatepark next to it
Walk along a boardwalk on the beach
hiking trails
Have a place to rollerblade/skateboard more safely
picnic
Easily access the beach in more locations
have access to the beach
Have a par course for exercise.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Ride bikes on trails that separate the bikers from traffic
Slow down the traffic
Open Nature habitat
See the City of Carlsbad facing the fact of sea level rise is on its way and it's ridiculous to put more parking along beaches with no sand and crumbling cliffs
Small retail for water & non alcohol beverages but closer to road than clutter beautiful beach/oceanviews
Take our grandchildren to play on some playground equipment by the ocean.
Have a stairway to the beach before tower 28
sit
Park near camp store at South Carlsbad campgrounds
Run safely
have something similar to the walking path in Encinitas area between Swamies and Cardiff. Nice walking path where you can enjoy the Ocean view.
Park
make the coastline a pedestrian only area.
Stop and sit down somewhere
Just sit and enjoy the view without having to drive all the way to Tamarack beach.
drive more slowly to enjoy the view - what's the rush anyway?
walk on more decomposed granite walking trails
Take an electric bus shuttle from my neighborhood down to this area
Access to beach
Make the street less desirable for rush hour drivers avoiding the 5.
PARK
have bike trails, a bmx track and skateboard park
walk, hike, ride bikes/skateboards - remove all cars/traffic and traffic/stop lights
have a picnic
Create an outdoor theatre like The Shell in San Diego that would be available to all local groups too.
surfing
Have a few more dining options with a view without over-developing the area.
use bathroom facilities
Hear the ocean instead of traffic
Buy an ice cream cone
Walk a labyrinth

What would you like to do along Carlsbad's southern coastline that you can't do today?

Get to the ocean more easily.
have access to rest rooms.
Open area for Yoga / meditation
Hike native habitat
Clean restrooms
Slow traffic down and reduce noise levels for residents and campers.
have outside piazzas or plazas to picnic near dining services.
Convert existing signals to roundabouts
not walk on rocks
Walking trails
Walk in a dedicated path along the cliffs
Make pedestrians feel safer crossing Carlsbad Blvd. Today cyclists don't respect traffic lights
Have a park with restrooms and drinking fountains.
reason with city counsel that "linear park" is not smart
Walk
Outside music venue
bike more safely - green paint and possibly protected bike lanes
take grandkids to tidepools at low tide
Access the beach in multiple locations
more neighborhoods rather than tourism
Have traffic lanes lowered
Sit
possibly an open plaza space for picnics, restrooms
Take my dog to the beach
Bike safely, not have to be in a car lane if there are joggers or pedestrians
Be at the beach without being near a busy road
Have more food options to pick up and take to the beach
Access the beach from more areas
sit and eat at a picnic table
Spread out . . . without cars
More and easier access

What would you like to do along Carlsbad's southern coastline that you can't do today?

Move a pedestrian safe area far from cars so it's safe for kids
Go to a restaurant with an ocean view
I'd like enhanced bike lane
Have level coastal pathways without walls readily accessible by people with disabilities.
access efficient public transportation to/from Carlsbad Village
Be separate from bicyclists when walking
Park for free as a local
Walk without feeling like I'm going to get hit by a car
Go to a beautiful art museum with an ocean view
play at a park
Playgrounds
find a quiet place to pray while overlooking the ocean
Trees, shrubs, flowers, grass, and groundcover to enhance coastline park, trail walk, and view.
A park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.
have children and adults ride bikes
have bathroom access
camp over night???
Not have to drive so fast to keep up with the speed limit and other drivers
Trust that Carlsbad had citizens' (not business') best interest in mind
Keep any building away from the coast side of the highway
Strand should go along the East Side of Ponto beach to easily transport your families beach stuff and even out where people use ponto beach.
Separate from bikers and joggers
have open space available near the cliffs
Show my grandchildren the true beauty of being born and raised in Carlsbad.
Walk north at high tide
Bring my own wood fire pit to the beach
Take my puppy to a designated dog beach in Carlsbad
bike safely along the coastline.
Walk to a park
Walk along pedestrian sidewalk near coadt
Separate pedestrian traffic from bikes

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more Food and beverage outlets
learn to music out doors
Use picnic tables without dogs sitting on them
Keep ocean views from street
See more native plants and bird/butterfly friendly plants
drive my golf cart. Please lower the speed limit to 35 or less
Keep traffic to a minimum.
Walk my dog on the beach
bicycle without cars nearby
Peacefully look at the ocean
Go on some nice walking trails within the new area.
Fire the person trying to develop this area
Skatepark
Watch the radio controlled gliders that fly along the bluffs from a better setup
walk, run, jog
get a coffee or cocktail and watch the sunset
add roundabouts to eliminate traffic lights
Provide a shower platform in the dirt parking lot next to palomar airport road for use by people returning from the beach
Make Ponto beach more accessible
It is fine the way it is
Tell the city to stop building hotels and developments
picnic tables/benches
Family oriented park
Make you people stop with your greed
not a thing - it's perfect
Hiking trails
Safely pull to the side of the road to enjoy the view.
sit at picnic tables in that area.
protect it from being inundated with businesses.
play more sports
Picnic in the area

What would you like to do along Carlsbad's southern coastline that you can't do today?

Politicians would realize the importance of leaving this coastline as is for future generations to enjoy
Convince people that at most it should be made into a park
Preserve the open space
restore it back to an open lagoon with a raised coast hwy
limit the excessive number of RV's parked on beach
park my car and walk down to the water.
cleaner, better facilities for restroom
Ride a bike in a trail
Keep off urbanization
have an ice cream
have less traffic and cars that are so close to the beach
Parks to visit
beachfront restaurants
children's playground
Animal sanctuary
picnic
Fire all the city council that wants this
Dog park
let the City actually know that I want this land left alone!
ride bike only (not mixed use) path along the entire length
Easily Park to run. Errands in a crowded downtown.
find a parking space
Continue to see the wildlife
Keep development away
Bars, smoothie/juice place ... nice places to meet friends and enjoy the view!
do more family activities
See above
Have secure bike racks
Nothing
Access the beach available
Bring my laptop and work with a view and breeze

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have a voice to keep it open, wild, undeveloped.
Walk safely without cars
See less homeless people, trash, graffiti
maybe 1 dinner spot
have some restaurants (with view toward the ocean)
Access to more bathrooms and drinking water
Let nature alone.
picnic without getting all sandy (like powerhouse park in Del mar)
see a lower speed limit and more curves/traffic control methods on Carlsbad blvd.
avoid more cement and development
Have a picnic area
Habitat Conservation
see this area in a state of natural vegetation
Enjoy the coast without the noise and risk of speeding traffic next to the beach
meet with friends and family for lunch / sunset dinner picnic along the coastline
Walk without being on the road
Outdoor Gym stations
Park (like powerhouse park in Del Mar)
nothing it is perfect, leave it alone
sit and watch the waves
See the ocean in more places
Run without fear of getting hit by a car
have an area where dogs can frolic off-leash (and be able to play in the water too, especially during hot summer days).
Have a wide boardwalk, free of trash/homeless to enjoy walking
swim, surf, scuba,
have playground for children
Slow cars down
Afford to live in the area
throw the ball to my dog
find more parking (since campers seem to take up so much of the space).
actually spend time there instead of just driving by

What would you like to do along Carlsbad's southern coastline that you can't do today?

have Pickleball courts, Volleyball nets
Play at a park area next to the beach
have access to small food/drink establishments.
Go to the camp store and be able to park!
Walk on a path that was gravel or a natural material
walk / bike without feeling I'm going to get run over by cars
Remove ugly iceplant
Tell State Parks to F-OFF... The City should take over Carlsbad beaches, like EVERY other city in San Diego County.
Leave it natural
install jetty's along the coast, to catch/retain the south-flow sands. This would make the beaches so much more inviting, rather than rocks.
Picnic area nature center
Have a paved walkway along coast like near the village
Move southbound 101 lanes closer to northbound 101 lanes to more parkland and safe bike lanes in proposed park along beach d
walk protected from the cars
It would be a great place to have parties.
Park Safely
have more benches
Enjoy a meal with the ocean view
Nothing
not drive by bicyclists it feels dangerous
shop
Continue to have limited parking at the Encina Creek dip
Have places to sit and meditate in a quiet zone
always have free parking at the beach
Slow down car traffic
have better fishing access to the lagoons
ask tourists to respect and take care of our community when they visit
Walk or run along the bluff without having to be right next to traffic going 50+ miles/hour without any separation
A walking path with no bikes but not a sidewalk.
Play golf

What would you like to do along Carlsbad's southern coastline that you can't do today?

OPPORTUNITIES ARE ENDLESS AS THEY ARE LEAVE IT ALONE
Have park with playground to take grandkids
Have more parks/picnic areas along the coast
Toilet facility access
ride my bike along the ocean out of the 'fast' lane, away from dogs
Picnic
Maybe a park
Enjoy working out on my bike and not keep seeing these empty acres of soccer fields
Walk safely the full coastline like Cardiff
walk along a pathway, enjoying the view.
preserve natural habitats for plants and wildlife.
dine at quality eateries/restaurants with ocean views
Keep the area free of high tech anything
Barbecue
". ""
eat at casual walkup eatery with picnic tables on the beach side of the rode (on a bluff)...but only one!
Have a public park close to the beach to celebrate a party or event
Get real enforcement on e-bikes that go over 20 to stay off the bike path and get licensed.
Beach volleyball
say no more constructions
Walk without rocks (in water and out)
HAVE MORE FREE PARKING ON EAST SIDE OF THE HWY
an inland parking option to park the car and walk to the beach through a tunnel or ped bridge
Picnic with a view
Enjoy more nature
bike the coastline (for all ages/experience and not just expert riders)
find more available parking along coast
Enjoy a meditation garden southern end of campground
Have a place to throw concerts
Easier parking
walk and hike.

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more protection from traffic when I am cycling
Route Carlsbad Blvd to connect with Ave Encinas at Tomato Field with a bridge
Have cars far away from me.
Drive my golf cart on that part of the pch and park it easily
Feel safer about leaving car in parking lot at South Ponto (currently lots of break-ins).
cross the lanes of traffic
have a restroom nearby
Discover who is making money of this scheme, in the name of the community.
Some restaurants
Widen the rad south of Cannon Rd.
walk out onto pier like Oceanside's
limit growth to no more growth like promised many years ago
Road designed to slow traffic
Access shops and restaurants from the beach with no cars involved
Kiosks with food and snacks
let the area stay the same
have space for higher speed e-bikes and lower speed pedal only cycling
access down to the beach more easily
restaurants with a view
Get food and drinks (casual)
have a protected bike lane on the 101 both directions.
separate and safer car and bicycle lanes
Enjoy unobstructed ocean views, actually would just like them preserved for future generations
safely cross more often across street
park easily in one area, and be able to have direct access to the ocean for surfing
protect the land from the development of housing.
Have access to the beach at the low point north of South Carlsbad State Beach
Play sports/exercise along the coast - basketball, pickleball, etc.
keeping area clean of debris
bar and restaurants with a view
sitting area

What would you like to do along Carlsbad's southern coastline that you can't do today?

Maximize the views of ocean for all to enjoy
Run with safety from traffic
Local Shuttle around town & to beach, parks, points of interest
Have less buildings along our coast
Keep it less crowded
have a wider beach area
continue to travel that whole stretch with only one stoplight
have a picnic with an ocean view
Enjoy the area without trash and litter from weekend crowds
safe/individual bike lanes
Perserve it as it is.
not have to worry about speeding cars
keep it open
bike safely in a protected bike lane
Have more rolling hills like So Cal used to be
Walk in the evening safely with good lighting.
hike (on singletrack)
there is nothing that i want to do different that i can't do today
Count on the city to preserve our beautiful nature
Put the people whose trying to come up with this in jail
more room to walk along coastline without bumping into people
Grab a cup of coffee or a bite to eat
Plenty of showers bathrooms etc
Have more beach parking
Listen to bands
take a public shuttle on this coastline to access point along the way
More parking (FREE)
Picnic
More places to camp
sit on a bench at the top of the bluff to see the ocean
Better beach patking

What would you like to do along Carlsbad's southern coastline that you can't do today?

observe native animals
walk with a better barrier between pedestrians and cars for a longer stretch
unload my paddleboard and use it in the ocean or lagoon.
Really just want a place to skate - there are so few in north county
Have More options for parking along the beach with access to the sand/water
A local coffee shop.
leave as is
Gather looking at the ocean
Have more affordable parking space on South Ponto
enjoy protective shorelines and prevent erosion as seen by installation of Sand Dunes and Sea-grass (mirror Cardiff Seaside Shoreline Project)
more parking lots
use separate stop light signals for bikes
Have nodes and places for people to gather and connect and experience the coast
Picnic spots
change the speed limit to 35 MPH or less the entire length of Carlsbad
Have more restrooms and water available.
have more parking and beach access
prevent trailers from taking parking spaces.
cut down on traffic congestion
Small park
Protect it for wildlife
continue surfing all day with no restrictions.
NOT have more housing with limited parking.
Restrict or limit development.
picnic in a park and watch the sunset
See it left alone
Take a bus to the coast hwy from paseo del norte
park for free nearby
Ride bikes safely (this bears repeating)
flashing cross walks from parking to coast side
Dine

What would you like to do along Carlsbad's southern coastline that you can't do today?

Continue to access the beach for free.
Go to pine ave park without the homeless contingent
Access up and down the coast for surfing
sit along the coastline
Perhaps more parking
Sit in restaurant right on the water
add parks
go for a meal at a good restaurant overlooking the sea (without the road inbetween)
Walk to beach access from the coaster
community park in area between Poinsettia and Ave Encinas
Leave it alone
slower traffic
Connect to the rail trail
Access to bathroom.
Have curb-protected bike and pedestrian pathways
park the car easily
Playground
Love having so much nature and no houses along the water to block the view.
make sure to keep parking eliminated or consolidated north of Palomar Airport Road and south of Pointestia to not spoil the scenic view for walking and biking
Na
Nice picnic area
live there in affordable Senior Condos
Lock my bike (and personal stuff while I swim)
clean, modern restrooms
Prevent any more housing. We need places for public enjoyment of open views, not private.
walk along the beach area like the walkway closer to town
Open space
Walk on a pier
have hiking trails
Have more frequent and much nicer restrooms
Bonfires on the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

Listen to concerts right off the beach
have the old PCH that is right to west of campground be turned into running / bike path....all the way from la costa to cannon
Don't shift the road inland
sit outside at a restaurant near the water
enjoy the beach with access
walk along the road on a sidewalk or protected area.
have retail food & concessions available
Have a better parking situation at the "sand lot " just south of the ponto jetties
walk down to the beach on some stairs
Provide better connections with neighborhoods
Park my car
Have benches so I could sit on the bluffs
Picnic
More parking
Turn the southbound lane into pedestrian-only area park where the state campsite is
avoid dealing with homeless people in parks
picnic or enjoy view
Roll my gear to sand rather than taking 3 trips to bring chairs, etc down to sand.
separate cyclists/walking more from traffic
Re-establish the flower growing activity that was there historically
lock my bike up
Push my kids on a swing with a view
easier handicapped access to water
walk on a path along the beach (like in LA) and also walk on a path further above the beach area.
hiking paths that include lagoon west of I-5
have a privately owned cafe style place to eat with a beach view - NO chain restaurants
Keep the area open and unspoiled by development.
Safely ride a bike without the fear of being hit by a car.
Have signage to tell me more about the ecology of the area and the ocean
Nothing that I can not do today -- leave the natural beauty as is.
Perhaps more lighted for late evening walks

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more benches and picnic tables west side of the road
Have more seating areas perhaps with shade sails
Provide better parking options on the east side of the road
Viewing and hearing the ocean waves without hearing traffic noise
See the ocean while walking & biking instead of dense foliage
Have a shuttle from the village so we don't need to park there
Relax with friends
remove the flyover and traffic signals.
Have unobstructed views
Park
enjoy more of the coastline without having to navigate traffic
See the tide pools more protected
Stop at view point
Access beach from cliff tops
Have more stairs down to the beach (like the campground used to).
Nothing more, I like it the way it is.
park
Not have to worry about all these changes to my home town
Replace recovered space with a park
Use Fruit/vegetable markets
Bigger gathering spaces
have cafes and bars by the ocean
not see hotels
Have good smelling plants that are native like sage.
leave it how it is
Listen to music in an outdoor space
Push a wheelchair onto sand
Have the batiquitos lagoon trail connect to the beach from east of I-5
Picnic areas
Torrey Pines and native trees along walking paths
spend time immersed in coastal flora.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have more parking for beachgoers
Easy access to the Beach
Picnic space
Charge cyclists for using the road
Hang out at a cafe and watch the ocean view
Fire pits for evening winter
make open space a priority instead of selling out to out of town developers from OC and LA
Have more dining with ocean views.
Connect to upcoming Leucadia streetscape area - bypass crossings via ramps/tunnels
Keep the beautiful natural landscape
Having a long uninterrupted walking or biking trail along the coast.
keep it open. No new buildings!!
Parking
See it stay natural without hotels, restaurants and shops
have it more planned and developed now so that people can access the beach in the future too when places get more crowded
Access to the beach
Easier access so not so many steps to get to beach
Have more space to enjoy the coastal area
Use scooters/skateboards
sit on benches
Drive along the coast line without seeing shopping areas
Cocktail
rollerskate
have stops to picnic or eat lunch
Enjoy a bike ride
more nature trails
Keep it how it is currently.
Simple outdoor cafe with views
Have park like benches to eat and sit to watch the waves
Enjoy beautiful landscape with flowers
Sit have picnic area to enjoy the long views to San Diego

What would you like to do along Carlsbad's southern coastline that you can't do today?

Enjoy during high tourism seasons
Stairs to beach
Connect to the batiquitos lagoon trails from the beach
Exit a discrete Coaster stop to enjoy the beach without having to build a parking lot.
Meet friemds
Sit on a bench
More food near the beach
Perhaps some showers and public restrooms adjacent to the northern most point of State Campgrounds / Ponto Beach lifeguard tower
date night with a view at a restaurante
Leave it alone
More places for U turn
Parking permits for Carlsbad residents
Have a few eateries (ice cream, casual seafood, food trucks)
have a child-friendly area with a restroom like Tamarack one.
have access to restrooms and showers
Many little shops, fast foods, affordable food courts and eateries from around the world
BBQ
Have somewhere my children could play overlooking the beach
sit and watch surfers and/or volleyball games
Play golf
Keep it the way it is
More parking?? I know that encourages more people but even a shuttle service from a more centralized parking area would be good.
Bike on a safe trail
Coffee / tea for surf checks
Easy access to beach
Access S. Ponto parking lot from La Costa without a U turn
don't put up any more buildings, retail centers or housing that thereby creates more traffic and unsightly construction that detracts from the natural beauty of the coastline.
The opening structure you build would be a restroom
Built in fire rings
Add benches and space to enjoy

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have something like moonlight beach, real bathroom, playground, beach volleyball
nothing
Take grandkids to a park
ride my bike safely along a coastal bike path without cars speeding by at 60 mph. y home off poinsettia
Ride my bike north on the opposite side of the existing road (I.e. north/south bike lanes west of the road
Bike lane without removing a driving lane
have a bonfire
Get to areas easily
Have a designated passenger drop off/pick up area
Surf and enjoy the beach
Easily access the beach
Regulate irresponsible dog walkers
Leave it alone
Not hear traffic
Ride bikes with my kids, road is too dangerous currently
Find parking
TURN BACK TIME WHEN CARLSBAD WAS AWESOME
Better bird and animal corridor
use a soccer field
Walk my dog with ocean views
Have more access to the beach
Parks fir playing
Have less traffic noise
Hike safely along the puff tops
Get the City to understand that people live here and don't want more noise and tourists in this part of Carlsbad. I live off of Paseo del Norte and it's awful trying to get home from work, do my grocery shopping at Ralph's, get gas, or even get a quick bite because of all of the development here. Legoland ensures a steady stream of people from elsewhere add traffic and trash. Some of us are through.
Keep it as easy as it is for access to beach and surfing
walk without being right next to passing cars
Take a stroll
enjoy seeing wild animals in native habitat.
Have a ocean view casual bar/restaurant

What would you like to do along Carlsbad's southern coastline that you can't do today?

have more parking to view the sunset/ocean
Add additional beach parking
Have a bonfire
see musicians
put poles in the buffer to separate the car traffic and the bike lanes.
Enjoy a picnic or just viewing/walking along the bluffs or ocean side of the street
Have a dog park
Could have easy access to this area
have more walking, viewing areas from the bluffs.
I would change nothing about Carlsbad's coastline.
Provide more affordable housing to encourage a diverse community
More parking
find shade near the beach
Find a place to move to as nice as Carlsbad if this actually happens.
Walk my dog
get rid of Seapoint Resorts and
Bike path
eat at a restaurant overlooking the water.
Stop the great reset now
Na
make the city managers understand that Carlsbad do not need more eyesores close to the beach
Don't mess it up
Increase traffic fines
Park
Have doggy poppy bag areas
park
Let my dog run
move the traffic as far back from the coast as possible
Walk on a sidewalk
have open fires on the beach
Access to clean restrooms

What would you like to do along Carlsbad's southern coastline that you can't do today?

easy access to beach
Parks and other mixed use areas
Walking trail
keep it open and natural
Parks
Board walk
Run along the bridge south of Tamarack without it being so cramped
Make more day parks with green grass
Fire whoever proposed this
walk safely on the sidewalks without stepping to avoid the dog feces every 10 feet.
Have a sandy beach at high tide.
Walk
Playgrounds for kids overlooking the ocean
have bathrooms to north of the Ponto jetty
Sculpture garden
Meet neighbors for a glass of wine
Ramp to the beach
have less parking lots and more trails
Have more beach access points that are reinforced steps/paths
Have a picnic area
Have free parking
More access to the beach
Find more bike racks
Enjoy our city that was once beautiful
Have less cars near the beach. It affects noise and smell
Parkland
Have a safe bike path
casual dining
Get up high and look over the whole coastline
have a dedicated space for kids to launch model rockets
access the beach w/o worry of traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

No more building on the east side of the 1010
Have slower traffic
I wish we could have an outdoor place for music
return it to nature
hike all the way around the lagoons, we could host a coastal trail run.
Have the walk path the entire distance planned for development.
no houses
have fire rings AGAIN!!!!!!!!!! Not on the beach, but an area back from the beach which is safer for everyone.
Take a walk with no cars nearby
Have a safe bike path
Prohibit any change of any kind
Have handicapped access
Green space between paths
avoid DOGS
I wish our coast had a feel of southern France where you have a large pedestrian promenade, beach access, dining options, no cars,
Have more pedestrian linkage
stop the city from looking like LA
avoid the long traffic signals while walking / jogging
Help others realize that more attractions is for others, not residents
Eat
Parks and play areas with parking
Run safely
contribute to community needs, maybe recycling or special needs kids?
preserve the land
DO NOT
Improve parking
Keep it simple
feel some confidence in the decisions the government officials make about the coastline
Leave it alone
Make politicians understand some things are more valuable than money.
Leave it alone

What would you like to do along Carlsbad's southern coastline that you can't do today?

Access to restrooms
Leave it as is
read conservation information
walk or bike in this area, but NOT drive
More After Swim/Surf Shower Heads
Keep seeing that wonderful stretch of land untouched
refresh my soul by being away from congestion
Have more food options at the beach
find a restroom stop
Mostly leave it alone
Let locals decide
Access the lagoon as a walking or running trail from the hwy.
have places to sit and watch the ocean
park more easily. Parking is a problem during popular times.
Enjoy firepits.
Stop a project that will take years and make noise
Have more restaurants, shops, markets, and bars
Sit and have coffee while working on computer with Wi-Fi
Safety, safety, safety!!!
Nothing
Eliminate non-native wildlife
protect the bluffs from erosion and create stairs and associated parking so surfers and others don't continue to create damaging paths for erosion
Tell the city officials to not look at the piggy bank
Feel safe when walking or biking on the boulevard
Skateboard
Access more small local food vendors
Protected pedestrian pathway
Separate bicyclists from vehicular traffic
More open space
Keep ALL hotels, restaurants, retail OUT of this pristine area.
not see so much concrete

What would you like to do along Carlsbad's southern coastline that you can't do today?

Restore open space
Leave it alone
Have more parking for beachgoers
BUILD A PIER
hike on trails.
Leave it alone
Have it not look so industrial like the paved strip north by tamarack. No pedestrian crossings every 2 feet. Keep traffic flowing!!!!
make it easier for locals to access the beach
Make biking lanes safer
picnic tables and ocean seating
See coastal pine trees returned
Eliminate homeless issue
Have picnics on public parks
reserve an RV parking space (for a fee) for the day with utility access
Vote to preserve the land as it is forever
walk to ocean without bluff/ level in access for seniors at low spots
See a curbed bike lane instead of buffer lanes where available
have my opinion count
Have a dedicated bike lane with no cars or class 3 ebikes
I already enjoy the scenery and beauty
Have a barrier between pedestrians bicycles and the traffic like there is up by Cerezo to Palomar Airport
ensure the coast highway north of the campgrounds will still be usable in ten years and beyond.
more areas for dedicated walking
Get rid of all the homeless
Walk a coastal pathway
What makes Carlsbad great is open land less congestion
Have a picnic lunch overlooking the ocean
easy access to beach
See a whale from my car..
be assured that our lagoons are respected and preserved
convince you to stop this project

What would you like to do along Carlsbad's southern coastline that you can't do today?

Don't mess it up. Leave it like god made it. leave it alone.
have benches and viewpoints to relax, enjoy the views and the sunsets
Identify you and vote you out of office
Not build in that area
Nothing it's perfect
Park
see more coastline while driving
Park that embraces the natural fauna and flora, while incorporating green practices and a playground that is focused on sustainability - see https://www.citysightseeing.co.za/en/cape-town/5-reasons-why-you-must-visit-the-cape-town-green-point-park
Picnic tables and benches
LEAVE THE LAND ALONE
Easier access to the ocean
See Southern California coastal native species
ban sea lavender and palms
Not see houses, condos, etc
Easier stairs to beach
Walk my dog on the beach certain times of the year like other cities I wish the parking was diagonal not parallel to offer more spaces to park
Preserve it
Have small picnic pavilions like La Jolla has on cliff edge
Nothing
Keep it the way it is
Receive timely notice of city discussions of future development on city land.
Possibly a coffee/snack bar.
convince you to leave the space the way it is.
address the ongoing issues of sea level rise
Conserve some nature and wildlife
Have more bathrooms
See more resources for the homeless
Needs drinking water stations
Park easily & walk my dig
Have benches for elderly to sit on

What would you like to do along Carlsbad's southern coastline that you can't do today?

Easily Access the coastline by bike or by foot
Nobody wants a change
Run, walk and experience the upper road and the beach as it is now
Stop development all over the Village of Carlsbad
Leave it for wildlife
Take my grandson to a park
Attend outside events like art shows & concerts
Hear the waves
Not have so much traffic
Prevent overcrowding
Enjoy the coastline without all of the vehicle traffic
Listen to the waves instead of cars
have more green space in this portion, as proposed
Have more parking by the ocean, without it getting overcrowded
Preserve land for hiking and natural habiyats
Restrooms
Stop the City from commercializing of city
Stop the over growth of The Village and the coastline areas.
Exit to our city off of I-5 look more like the Resort town we live in.
Also provide ample parking
Have easier beach access that's safe instead of having to go down the cliffs
... through the cities of Oceanside and Carlsbad
Have a safe place for plein air painters and birders
alone!
park an oversize vehicle (RV) for day use
Safer bike access
sit and read
access the beach easier (from the parking)
have an area set aside for seniors
find a public restroom
Have a place that locals can enjoy

What would you like to do along Carlsbad's southern coastline that you can't do today?

restore sand dunes, native plants, habitat
Not see any more ugly hotels
Just enjoy the natural beauty
Prevent any more construction in the area
Enjoy fine dining restaurants with ocean views and less traffic noise than on the current coast hwy
bring friends and enjoy some coffee
Have access to beach but only entrance requires walking over loose rocks that seniors can't safely walk over
Spend more time there
Attend outdoor art/music in the park shows
rent bike, boards, chairs or other things for beach and park use
improve the roadway along So Carlsbad State Park with bike and walking path
learn and understand more about natural geographic features, lagoon
Nothing
More bathrooms
Picnic tables
have a dance party at the beach
Park
Keep it the way it is
Take me dog on the beach on leash
Nothing
have grassy areas to picnic
More picnic table space
Have a path to the ocean
...have added perpendicular access points to the beach
gather with friends and hang out overlooking beach
Bike and walk
Hike
Jazz in the parks
have a sea wall like Tamarack Beach area
Nice landscape
Take my dog to the beach.

What would you like to do along Carlsbad's southern coastline that you can't do today?

play on sports fields like baseball or soccer
Have a free parking area so that I can park and walk to the beach.
have designated parking for coastal viewing
Drive slowly on the 101, on a road that is more like a neighborhood street than a highway
n/a
dine out
Have more open space with grass for family parties
Roller blade
Enjoy the natural beauty of the coast
have more areas to park in the Terramar area
Stop the erosion
more affordable housing
enjoy a designated walking path
Have a nice community gathering place with stores, restaunts etc that are comparable to Bressi Ranch. LaCosta Towne Square is a joke. One small strip of stores with the rest of the stores layer out in typical strip mall fashion.The addition of a clock did not fool anybody. People go there for one reason only
More sitting space
have places to sit and watch the ocean
Bring my dog to the beach
Have a picnic overlooking the ocean
look at it and enjoy it as it is
Use picnic benches
have more gathering spots for citywide events - like a town square but with rural/coastal feel
not have to see or hear a bunch of cars zoom by the beach
lanes dedicated to walkers and joggers---no bicycles
Extend the boardwalk / walking path from Frazee beach park
Never worry about finding a spot to park.
ride a small electric car (like those that look like golf carts) safety along the street
public space for parks
keep it from being over developed.
park effectively
A few sections are littered

What would you like to do along Carlsbad's southern coastline that you can't do today?

Recharge my ebike
Keep the ocean view
Learn more about the natural habitat and its plant and animal life.
ensure adequate parking if new businesses are added.
Remove campers that use up valuable parking
Enjoy more roundabouts
Safe walking free of bikes
Stop and focus the money on the nuclear power plant beach area.
walk along a beautifully landscaped pathway like the one at Heisler Park in Laguna Beach
Outdoor exercise gym
find a place to park when I drive to the beach!
not see RVs
Bike lane
Put park benches along pch
See dog friendly beach areas like Del Mar
hike
Take a walk safely
consession stand life gurad
Maintain or improve view
have more places to sit and watch sunset
Have a picnic on top of the coastal Bluff
Simplicity
Continue enjoying the look and feel I get whenever I walk or drive by.
Park easily!!
Enjoy an exercise class
see more handicapped accessibility
Leave it alone cause it reminds me of central Calif.
Play
prevent it from becoming a homeless hangout area
Find a field for my child to play with his sports team
Play in a park like setting next to the beach

What would you like to do along Carlsbad's southern coastline that you can't do today?

adequate available parking for residents, visitors, tourists, etc and/or public shuttle services from local public parking lots
Limit growth in Carlsbad in the fashion of Carmel CA
Walk on less pavement
Have a big park, open space big enough to host small concerts by the sea, over looking the lagoons/ocean
prevent dangerous cycletraps from being installed
Walk on a designated walkway that connects to Carlsbad village
Other places to hang out other than camp store
Bike and pedestrian pathways
enjoy the coastline & a park, free from any commercial shops or services (no restaurants, stores, shops, bike rentals)
Stop the drones and remote planes from buzzing dangerously overhead.
Ride my bike safely down Poinsettia Lane to the coastline.
Continue enjoying public space without commercial venues
Find more picnic tables and fire pits with views of the ocean
Keep buildings from blocking ocean front
more parking
Surf access
lights
Increase access to bathrooms and showers
Move the parking east of the bike/walk lane
Nice eating area in South Ponto parking lot
Art events every Sunday - Art Walk
Stop and buy snacks or lunch from a food truck or kiosk
Picnic dog park
Protect it
Find more parking
have interpretive signs about the environment
Fire all carlsbad electors
Art features
Bring a beach chair and enjoy the ocean
Travel safely & easily with no speeding traffic
Go into small town boutique or food shacks

What would you like to do along Carlsbad's southern coastline that you can't do today?

use the plans for a linear park to provide a park for Ponto
S
WE RUN THE COAST
bicycle trails
Hang with people at a park like setting
Have a place for events/weddings with an ocean view
run a little more safely
Go slow there not 55 mph
Walking trails and park area
Grill
Attend aerobics classes in a park there with a flooring material on the ground.
Have protected walking and biking lanes along coast highway
No art - city art never really works
small events, free mini concerts like Coronado's park events
Enjoy a park space
camp
Let my kids play safely
Walk into the sand with no stairs
safely access the ocean without having to scale down cliffs
Grab a quick lunch or an ice cream while out for a walk
Take dogs to beach
Add a frozen yogurt shop or cart
ensure this entire new area will not be open to dogs (they scare me, there are too many, and they pee everywhere, fouling the water
Let my kids bike
trash cans close by and restrooms
Make it open space small concert venue
Have beach front accessible ramps & steps down to beach area
Take my dog to part of the beach
Visit more food places - restaurants, ice cream parlors, etc.
Do more biking away from traffic
get to the beach without having to climb through rocks/pebbles

What would you like to do along Carlsbad's southern coastline that you can't do today?

More easily access the beach
walk in a park called Ponto Park
Have a playground for kids
Bike with a kid in a trailer, without worrying about cars
See birds.
increase opportunity for foot traffic by designated paths/walkways
have rest areas/benches for walkers/bikers to enjoy the view
Have shade from the sun.
Not worry about more high density development on the last remaining open space in south Carlsbad
Safer biking
Preserve
See natural areas preserved for native birds and plants
Walking path well maintained
Have a clean restroom building on the site-not porta-potties.
See this area with more natural plants
Have a park to sit at
I like Dogs BUT.... having to compete with them for sidewalk walking space can be frustrating at times. Dog owners can be very short sighted when sharing the side walk with their dogs. Maybe Seperate walking space would be nice.
Bike
have parking (garage type) within walking distance from the coast.
Get down to the beach safely
walk freely on paths w/o worry of bikes!
Find parking during high season
A park to have a picnic overlooking the beach
Get down to the sand more easily and in more places.
have the city STOP changing us so much!
have an outdoor extreme sports park with a climbing wall
have easier, less crowded access the beaches
watch the sunset
Consider something like the iconic Santa Barbara Bowl- it is a magnet for locals and visitors
see more green space.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Picnic/ sunset viewing area
See less pavement
have more pull-out areas to stop and take photos.
Create space to walk peacefully and think in peace
have better access to beaches
Playgrounds
Have easier beach access points that helped prevent erosion of the bluffs
Have access to a bathroom when I need one
plant more pleasing landscape mediums
Take my dog to a dog beach
Limited area for a restaurant, brewery, winery or two to enjoy drinks and a meal
access the beach easier around the campgrounds
find seating to watch sunsets
Park
Believe that the decisions have not already been made
keep it very low key. Not restaurants, big parking lots
Enjoy a beach club
Sit on benches, at picnic tables
Have a better view without cars
Have more local restaurants
I like a nice park area to picnic and play sports
rinse sand before leaving the beach
Have access to a restroom outside the campground
Enjoy a park to view the sunsets
Picnic at a beautiful park with a view, without homeless
walk without cars
Skate park
eat on a nice table with umbrella - take out food from local restaurants
Look out points like they have at Corona del Mar and La Jolla parks
A park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.
have a walking and bike path

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have picnic overlook areas
Enjoy access to the open unobstructed views with parkland on the west side of the highway.
Get rid of the massive amount of boulders now at Ponto, and widen the beach by adding more sand towards the east to make this World Class beach. it has the Bones to make this happen
Make the council realize the homeless issue is causing residents not to be able to use the local parks that we already have that tax payers have paid for maintenance for. tax
Walk on sand instead of sitting on a pile of rocks
Enjoy a drink or snack with an ocean view
gather with friends and BBQ or just visit. Play games.
See the beach from pedestrian walkway
Have a clear separation of bikes from cars, current bike path does not feel safe
beach equipment rental
sit in nature
Park away from the beach
drive my golf cart. Please lower the speed limit to 35 or less
Keep it as is.
Walk my dog on the beach
bicycle without cars nearby
Not take up a lot of room for parking. Have bridges across the highway, so that access is only by foot, or little electric trams.
Fire the person trying to develop this area
Amphitheater
Maybe Paddle a kayak or SUP near the mouth of the lagoon
more habitat
Develop eye sore spot of Ponto road with green space
Make sure it stays the way it is
Drive along this unspoiled road forever, enjoying the beautiful ocean.
Convince people to leave things alone
not a thing - it's perfect
not see homeless folks living in and around our city .
Camp in the area
Get politicians to listen to their community and. It sell out to greed
Clean up the messy median between N and S bound

What would you like to do along Carlsbad's southern coastline that you can't do today?

make cities stop trying to develop everything
have more park space, benches, bike path
enjoy a view unspoiled by commercial enterprises.
clear signage for trash receptacles that includes recycling AND composting
Shop
Keep the city from trying to make money off of it
have a sunset dinner or drink on water
have some shady if possible
parking space
See southern California for its natural beauty and not encourage more development along the coast
stop to read signs about wildlife and the natural environment
Make costs lower for seniors now on fixed incomes.
stop development
Keep it the same
Keep development away
have more grass/trees
See above
Have a picnic on grassy area
Nothing
Escape crowds
Join community work out classes in an even surface
Trust that traffic would not increase there.
Have gathering spots for coffee or picnics. Watch the sunsets.
have it usable space for walking and beach access without taking away from the natural preserve
Keep politics away from the beach.
reasonably priced dining
see some sculpture/art work along the bike/pedestrian lanes.
have a better experience in downtown Carlsbad.
area for beach activities, areas for relaxing in the sun
Park
have a designated are for launching kayaks and paddleboards

What would you like to do along Carlsbad's southern coastline that you can't do today?

find some more parking spaces along the beach
Have a designated area for a dog beach
Casual dining and shopping
nothing it is perfect, leave it alone
Remove the untended scrub bushes and weeds
Find parking
limited amount of people
have clean restrooms
Raise my family in the area
watch the sunset not in my car
combine this project with whatever replace the old Encina power plant. (Hopefully, an amphitheater!)
meet friends an family there
more free resident parking
Have an event at a park like area next to the beach
more parking, seating and better access to the beach.
Have better paths to get to the beach, AND Carlsbad is flower fields town so we should have more of that theme
Park
Still be able to see the coast from the new road (great for those less mobile to still be able to enjoy that stretch of land and ocean view)
Trust that the roadway and City parking spaces are regularly maintained for safety
Leave this stretch of land as is
be allowed to improve the banks, so that erosion would cease, permanently.
Have a meditation area and garden like swamis
enjoy more open space
Play pickleball.
Better beach access
Nothing
see less road
relax
Landscape the area to give a more resort-like feel.
keep the view without a fence, wall, etc.
Enforce loud exhaust laws

What would you like to do along Carlsbad's southern coastline that you can't do today?

be able to paddle my kayak in Batiquitos Lagoon.
extend walking paths along the beach so there are many extended miles
Eat in nice restaurants with clear ocean views
Play golf
OPPORTUNITIES ARE ENDLESS AS THEY ARE LEAVE IT ALONE
Have easy and free parking lots for beach access
stop and picnic
Climb rocks
Stay in Carlsbad with my family and not have to drag them to SAPWI bike park or to Temecula pump track by velosolutions.
Bring my handicapped parents to enjoy the views
use lookout areas to observe migrating whales.
enjoy a Carlsbad coastal area less populated by people
Create an interesting habitat for birds, ducks, people to enjoy
". "
eat at an affordable, nice restaurant on the beach side of the rode (on a bluff)...but only one!
have the campground goback to 2 vehicles per site instead of 3
save this peaceful land for the locals
HAVE PICNIC AREAS
Sunset and a seat
See a walkable path to Leucadia
Have a big green grass hill
keep surfing and enjoying the beach.
have no cars blow through the cross walks for pedestrians
More showers
Have a break on parking fees for Carlsbad residents.
access the beach easier
Electric charging stations for ebike or car
Drinking water stations
bomfire area
peaceful natural walking paths
Have a fire ring on the beach.

What would you like to do along Carlsbad's southern coastline that you can't do today?

set up a picnic overlooking the ocean
Use a bathroom near Palomar Airport Road or slightly south
Eat
anything where you can take advantage of the views
More ocean front dining/drinks without a major ROAD in the middle.
See live performances (Music, etc)
More amenities at beach (bathrooms, ice cream, snacks, adult beverages)
Bring my dog
have some restricted access to the lagoon for fishing or calm water wading
maintain the peaceful vibe of Turnarounds
Not damage my lungs from campfire smoke
Have benches to sit & picnic on
Not allow any new developments.
not have to deal with arrogant bike riders who ride in car lane
play games or picnic in an open grassy area overlooking the ocean
Stop construction of apartments and condos that make this place look like China
enjoy the beach with my kids
there is nothing that i want to do different that i can't do today
Enjoy the ocean without worrying about development taking our land
Make sure the people who think this is a good idea never have a chance to be in this position again
Walk on a paved walkway
City makes money renting umbrellas, chairs etc and cart concessions
Outdoor fitness
not have to deal with large congested amounts of auto traffic.
Dirt walking/running trail
Picnic
Remove any government maintain landscape thereby removing the weed killers and other hazardous chemicals
make sure the CampStore restaurant & their live music don't go away.'t
reduce the noise from the train horns
Another skate place like in MLK O'side park would be awesome!
A bike path away from traffic.

What would you like to do along Carlsbad's southern coastline that you can't do today?

leave as is
Find fun and relaxing things to do near the ocean
Prohibit campers from parking on free South Ponto (sand) parking area
enjoy fine dining and viewing areas with less noise/exhaust from speeding vehicles on the 101
walk carrying a surfboard without getting in the way of bikes
Bathrooms, one of the richest cities because of all the hotels yet you turn your back on the coastline. Oceanside and Encinitas get the value of the beach. Stop blaming the State and do something! Anything.
eliminate the commuter traffic on Carlsbad Blvd. (Coast Highway)
more places to hang out in person, not in the car
keep it open space.
eliminate stop lights with pedestrian bridges
shower at the beach.
No new hotels
See it left alone
Also get all the way to utc blue line and into SD and return leaving sf depot at 1030pm
Ride bikes safely (I can't emphasize that enough, as I used to ride this road 40-50 years ago without worrying about cars hitting me)
ocean viewing areas with public restroom
Not have people living in their cars in south carlsbad
See more native coastline
have a picnic along the coastline at a picnic table!
Leave it alone
add benches to sit on
see some proper urban planning where the beach is featured and not an after-thought
Get to bathrooms in more places
removal of comercial businesses between Poinsettia & Ave Encinas
Leave Alone!
N/A
Have picnic tables and seating overlooking the ocean
shop at Japanese food store
Picnic areas
have some, but limited (to protect nature) dirt trails as well to allow you to walk through the dunes/ bluff areas in a park-like setting, with covered park benches/tables for picnics at scenic overlooks (like in Kapaha, Kauai)

What would you like to do along Carlsbad's southern coastline that you can't do today?

Na
have a choice of restaurants/bars with an ocean view
Enjoy easy access to the sea shore
snacks and/or meals
Take away the southbound lanes and the campgrounds and use it for the greater public enjoyment.
have public BBQ area, with cement tables, water fountains, shade trees for people to gather around.
a playground for children possibly
Be absolutely sure that easy access is created for people on walkers or using motorized assist transportation
See less beach curfew
Just add more camping options
relax in a park
have somewhere I could go with my dog
have a bench to sit on for a sunset picnic
Bathrooms
Have picnic tables nearby
Enjoy a park in the Ponto area on the east side of 101
Dine beach front
Bigger lanes
Noise control! Stop the loud roaring motorcycles and revved-up cars
bike on more dirt trails
Find some shade under which to sit.
Introduce farming and other agricultural activity.
sit in the shade
Have a grassy area with a view to hang with the family
access bathrooms easily
have a dog-friendly park to meet with other dogs/owners
Keep the area open and unspoiled by development.
Sit at a cafe and have a coffee or an ice cream.
Have something that is about the history of the area
Nothing that I can not do today -- leave the natural beauty as is.
have simple play ground for pre school children

What would you like to do along Carlsbad's southern coastline that you can't do today?

Provide easy and safe access for surfers, pedestrians or bikers to park on the east side and cross under the road to access the beach
Not hear trucks and motorcycles all day and night
Drive along that stretch of PCH without cars pulling out from parking along coast side of street
Surf there every day!!!
Shop
turn back the clock.
Have a quiet space (no retail or cars)
Pee
not worry about my children riding down to the beach to surf
Bike on road
Nothing more, I like it the way it is.
Enjoy a ride with my grandchildren one day and show them the same ride my dad took us on
See Art and architecture
Parking lot better than buildings
Not see a bunch of low buildings. Build high rises and share the ocean with more people
Have lots of shade from trees.
leave it how it is
Farmers markets and gardens
Shower off sand and use clean restrooms at beach
Bike around the lagoon and have bike paths on la costa near the beach
More parking
lincreased restroom facilities accessible to people with disabilities.
rollerblade on a smooth path.
Dog park
Walk on trails of a park like in del mar
make sure that it remains accessible to future generations of Carlsbad residents and not foreign investors who want time shares
Trees to shade to bikers, walkers
keep it like it is
See the City's plan for the entire coast not just one stretch a a time and be honest with the citizens about sea level rise and the impacts to the coast instead of ignoring it in this survey
Lots of parking spaces and more lanes of the road must be reserved now itself before it becomes too busy in maybe a decade

What would you like to do along Carlsbad's southern coastline that you can't do today?

Marine pool access for school groups/public
Social distance more
have a beach where the drop is very gradual, I now have foot and hip problems from walking on the beach for many years
Drive along the coast line without seeing buildings
drive safely with groups of bicyclists
Find shells
Keep it how it is currently.
Go to the restroom
Have showers at every beach
Feel safe always
Have safe north-south trails for my *kids* to bike on (no road shoulders)
Access outdoor shower when leaving the beach
Open air gym
A designated area as dog beach
pickleball, park, restaurants and boutiques
Leave it alone
Find parking more easily
Better sand beaches
enjoy the beach without dogs! (no dog beach, please!)
have fire pits... or be allowed to bring our own off-ground wood fire pits
Affordable family friendly shopping not high end
Gazebos
Have a small concession, with water bottles, ice cream, slushies, popcorn
Keep it the way it is
Breakfast
connect the Rail Trail to Oceanside and Encinitas Rail Trail systems
More available parking
Add dog friendly beach space
Take all the beach areas north and south and provide that in south Carlsbad, we drive to the other beaches because S Carlsbad is too basic
nothing
Have shady areas to sit

What would you like to do along Carlsbad's southern coastline that you can't do today?

enjoy a 3 mile space that has been restored to its natural state with indigenous fauna and species
Preserve the beauty of the coastline
chill
Picnic
Have clean city bathrooms (not the State)
Attract native birds and butterflies with native plants
Have more police presence for safety and address homeless issues
Leave it alone
Not be bombarded by greed and retail
More room for hikers, dog walkers, surfers
use a running track
Truly enjoy ocean
Get my own construction crew to tear down any new development that intrudes on the peace and quiet of my neighborhood.
Ensure it wouldn't become an area where transients gather/live as this leads to unsafe areas for families
differented space for bikers and pedestrians
Play horseshoes or bocce with friends
feel proud of the way my city honors its stewardship of the natural world.
Park like setting
have dedicated/seperate bicycle lanes for safety.
Make the highway more efficient not less
see art programs
keep things as they are now,
Listen to slower, quieter, traffic while riding a bike or walking west of CB Blvd
Find a parking spot
implement a character in this strip of coastal land that would be iconic for Carlsbad...Santa Barbara is known for its iconic park-like ocean front. Ours should also be iconic.
Please don't change anything!!!
Block tourists from coming. They're not part of the community and act accordingly
eat at a seaside restaurnt
Wake up and realize that it was just a nightmare.
get rid of the development across from State campground
see many native plants.

What would you like to do along Carlsbad's southern coastline that you can't do today?

NA
stop being concerned about how much Carlsbad city's services are going to increase to make this happen
Stop!!!
Have less homes
Park
Take my dog to the beach for a walk
Let my kids play
Walk on a sidewalk
Enjoy grassy areas
easy parking
More bathrooms
Green space
Areas for community activities
Make non-sporting bicycle rides. Casual enjoyment with walking would be nice
You've got to be kidding
park as close to the beach as they do at the Cardiff main lot.
Have appropriate native landscape
Enjoy sunsets in nice venue
have the city stop altering the coast
See more landscape greenery and flowers
Access to open space for hiking
Have safe trails from the cliffs to the beaches.
Feel safe in our city
Habit restoration north side of lagoon
Have walking path
a park
Smell roasted meat and veggies, have a glass of vino
have a grassy area for doing yoga
have more community, life, spirit along the beach front
Have park area for kids
return it to nature

What would you like to do along Carlsbad's southern coastline that you can't do today?

Once developed have police monitor the area more to ensure no riffraff or bad element come around and impact the community.
I said fire rings, right? I really, really, really, really, really miss the fire pits.
Have casual dining close to beach
Trees along the paths
convince people into putting OUR money into other priorities
not feel threatened by the homeless living near the end of Palomar Airport Road
Get the Coty to improve already existing attractions rather than building new one's
Dog park
More accessible beach access
Have quiet
get tasteful souvenirs and home goods
YOU'RE RUINING OUR TOWN
see this stretch of roadway preserved and improved.
Leave it alone
Stop city leaders in Carlsbad from destroying its natural beauty.
Leave it alone
Access to concession for food
Leave it as is. No building or changes
see this area restored to a more safe and naturally diverse area
Have a park\grass area overlooking the beach
Keep out environmental groups out of the decision making process
have shaded places to sit and watch the ocean and maybe picnic
I wish there were separate bike lanes running East/West to reach new separate bike lanes along the beach.
Stop development that will change they way it is now
Cross 101 more safely
Nothing
get Bill Gates, with his love of the coast to fund a digital view that we can all enjoy from our phones and computers
Do what I already do without tourist crowds it's nice south carlsbad is Quiet
Sit and watch the moon and stars while looking for constellations.
Have better local mass transit which reaches there.
More enjoyment for all

What would you like to do along Carlsbad's southern coastline that you can't do today?

Get to the beach on stairs or a trail meant for that purpose.
go on more nature hikes
Make it more natural
Leave it alone
BUILD A PIER
walk and bike safely with my family in a protected and separate bike lane
Leave it alone
Still have a place where cars can pull in next to the ocean for a view. Lots of locals swing by for 5 min on their way to/from somewhere just to have a look at the ocean. It's essential.
Provide more camping options
surfing or marine mammal education path
Walk my dog
Keep it natural & not built up
Ride bicycles on developed bicycle paths
Have faith in the community leaders to prevent development and construction projects that destroy the beauty of our coastline
plein air paint in parking spot overlooking ocean, more access for painting, less for unused bike lanes
See less RVs taking up the views
redirect your efforts to getting rid of homeless
What I don't want is more traffic and more people
have "street cleaners" that don't leave a continuous deposit of dirty sand right down the middle of the bike lane.
more areas for dedicated biking
Not have to worry about the city developing for economic gain rather than preserving our beautiful coastline and natural terrain
Walk a coastal pathway
Walk on new beach walk??
not have to listen loud MV's and not have to dodge electric bikes
influence the developers to keep our coast from becoming LA
have the ability for a few, a couple, at one oceanfront restaurant and gathering spot along the corridor, for special events, community events, etc. 7 miles of coastline and not one oceanfront restaurant or public plaza gathering area
Keep the natural habitat for species that live there
Nothing it's perfect
camp

What would you like to do along Carlsbad's southern coastline that you can't do today?

An amphitheatre -mThis open-air theatre space was designed to host a variety of creative shows and displays including exhibitions, showcases, performances and artistic displays.m
Well maintained public bathrooms
Keep Carlsbad as is
wander through native plants on a designated trail to experience what California really is.
I wish the south Ponto Beach parking lot was swep more to prevent cars from getting stuck in the drifting sand
Preserve it
Have nice chairs or benches for reading looking out at ocean view
Nothing
Keep it the way it is
Let you know how special the area is that you are considering for changes.
Have a bonfire on the beach. Fire pits!
convince you to leave the space the way it is.
make the City listen to the community and build Ponto Park
Prevent damage to our ecosystems caused by people
Let natural animals live there.
Park easily & take a run away from cars & bikes. Isolated pedestrian path .
Have little grassy areas for prop,e to picnic/ kids to play along the coast!
Live a life where such things are not considered. Trying to improve on perfection
Tell the city to STOP RUINING NATURE!
Enjoy the natural vegetation
Find parking
Smell fresh air
Enjoy the views without a power plane (Encina)
safely accommodate bikes, strollers, pedestrians
Have a place for residents of Carlsbad only to enjoy
I do not want Carlsbad coast to turn into Huntington Beach and/or Newport Beach. No big hotels
All older Hotels have mandate updates.
Leave room access for local food vendors
Have more spaces to park during summer months
Feel safe
ride my bicycle on a dedicated path free from vehicle traffic

What would you like to do along Carlsbad's southern coastline that you can't do today?

eat/drink looking over water
handicapped area and benches
have a picnic at a beach side table
Have a meditation garden for adults
Not ever have any condos built here
Just enjoy the natural beauty
Keep it the way it is
Enjoy open space parkland, with paved walking/biking trails, picnic areas
Sit down and enjoy the sunset
Pave large dirt parking lot just north of airport road and increase size so no need to park directly in front of cliff's
Stop it from being destroyed by building on it
Casual dining
ride a bike and walk safely away from speeding cars and pollution
Nothing
Keep it the way it is
Not see homeless sleeping on the benches
Nothing
enjoy the view
Bike parking
... have the State Beach campground east of the pedestrian corridor
Year round musical entertainment amphitheater
Dog park
Take my dog on the beach.
Continue to have the unobstructed ocean and coastal views that exist there today.
rollerskate along the coast, from one end of Carlsbad to the other
n/a
Walk safely
park along the road by the campgrounds
It's in south La Costa at the border of EncinitS. Many of us get in our cars and drive to The Forum to meet for coffee, lunch . A nuch nicer experience
have shaded places to sit and watch the ocean and maybe picnic
Park more easily

What would you like to do along Carlsbad's southern coastline that you can't do today?

Have easy access to parking
leave it alone
Watch the sunset without having to listen to cars drive by
go to several places like Campfire but with a view of the ocean
Walking/jogging trail around this 60 acres space
Buy an ice cream cone or a cocktail while relaxing and watching a sunset.
wish a bike lane was separate from a walking path (bikers go very very fast and are not able to swerve out of a walker's way with high speeding cars so close to them)
hotels
Picnic And food trucks
Keep the open space
Not have to hear cars and motorcycles speeding by at speeds over 30 mph.
Keep the small town feeling
I dont support this idea.your ruining the charm of the Carlsbad coastline it will turn into a jammed up Encinitas.
have a variety of public art along the pathway
Climbing structures and park for older kids everything at other parks is focused on Toddlers
not get ran over by bicycles
Leave green/natural habitat alone on Manzano/palomar
Stop any coastal changes and feel my voice mattered
shade structures and seating to rent
Have a seating area with benches for resting and taking in our beautiful coastline
Peacefullness
Always have this spot remain the same.
Find parking
have a boardwalk on the beach accessible to handicapped in wheelchairs
Leave it alone
Spend money
have sturdy benches/shade made from recycled material
Continue to enjoy natural spaces
Have drivers, pedestrians and bicyclists co-exist safely
Create an exclusive enclave of Carlsbad
Buy it and make it a nature preserve

What would you like to do along Carlsbad's southern coastline that you can't do today?

Bury the train tracks - run them underground.
prevent commercial and residential development that will increase traffic, increase pollution, and make the are LESS, not more, accessible. Only the rich will be able to afford it.
Have a bonfire at the beach
Continue to fly rc gliders
enjoy trail as beautifully landscaped as Solana Beach Coastal Rail trail
Keep it natural. No commercial or residential development
Find handicap parking when I'm with my handicapped family members.
Eat at restaurant/cafe/diner on the beach.
Have a beach shuttle bus route
no cars
no cars
Charge for parking along the coast
Have more lagoon access
Park on other side of Blvd -Have parking but design it so it doesn't interfere with ocean view
Just relax and enjoy the beautiful scenery
Nature center
Avoid developing it
Safer beach access
have enforcement of noise reduction from motorcycles, etc
Reduce population
Murals or big art pieces
See the ocean continuously
Have a picnic overlooking the ocean yet not on the sand.
WE DRIVE THE COAST
never develop it
Have goods and services available
have some trails to run and walk
Family area for concerts like moonlight beach
Listen to live professional music during daylight hours.
walking paths and bike paths
flat park area for playing or exercising

What would you like to do along Carlsbad's southern coastline that you can't do today?

go to playgrounds
Sit on the benches and enjoy the sunset alongside the road
Find easy, cheap parking
Day camping spaces
Coffee cart
Let my dog run
maybe some small grills by some of the tables
Never let developers touch it.
Fish w/o needing to walk a mile from available parking
Ride our bikes more safely on Carlsbad Blvd.
Enjoy the area with visitors
have cleaner bathrooms that don't smell
KEEP our CATLSBAD SHORELINE protected from any further development
Get drinks somewhere with an ocean view
See people at the lagoon.
prevent the city from overdeveloping it and therefore creating a mini-Orange County in Carlsbad
keep retail and hotels from commercializing the coast
Not worry about the pretentious Kang Resort project which will take away homes from many plants and animals and potentially damage Batiquitos Lagoon on the west side
Walking trails
Continue to not see hotels and development along south Carlsbad Blvd
See lots of rubbish containers that are cleaned frequently and emptied timely to avoid birds along with critters getting items
Sit on a bench to relax after a brisk walk.
maintain the small, beach town vibes that are so alluring to Carlsbad.
have a Carlsbad resident parking permit to park during high season
Have an area like Moonlight Beach
More easily find parking when I drive to the beach.
do a really long zipline
remove the campgrounds
find parking
Integrate marine discovery with Agua Hedianda Foundation on the lagoon for education of our precious resources.

What would you like to do along Carlsbad's southern coastline that you can't do today?

Exercise stations
have places that allowed fire pits or outdoor grills.
Improve psd and bike access to the coast
park diagonally along Carlsbad Blvd
Free parking
Enjoy the natural beauty more without fast moving cars nearby
Have more paces to sit and look out at the ocean without having to sit on sand
create more walking paths
Sit and enjoy the views
NO SHOPS.. We have plenty of the close by.
picnic near beach
Use a restroom and beach shower
keep it open, feeling open,
See a playground for kids to enjoy
Have a large fun park for kids to play near beach
I'd like a beach sports area, beach tennis and volleyball
Get a snack
See native plants along the coast and a walking trail
Sit around a fire pit
A new park

What shops and services would you use along south Carlsbad Boulevard if they were available?

Things that are more for locals rather than tourists and visitors. Don't want to make this area more commercial to attract out of towners. This is our special place, we pay the taxes and other expenses to live here. I do not want more visitors.
Nothing. It is perfect as it is....less development = better!
I would prefer we keep the openness and beauty of coastline available for all walkers, bikers, and drivers to see and view. Yes, on bathrooms (male, female, and family). Any shops or eateries should be minimal or preferably not at all.
A park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.
Keep all businesses OUT
Please don't overdevelop this space. Adding more retail/services will only make it crowded and difficult to enjoy.
No stores, there are plenty near by
Park and nature spaces
Please no commercial development in this area unless they are portable, like food trucks, coffee carts, etc.
Nothing Commercial! We have enough of that elsewhere
We have enough shops available to us. We are very short on undeveloped land along the coast.
open space, parks
OPEN SPACE
Anything that was in the east side of the highway.
I think at maybe a higher point along the coast near palomar, to have a Brewery and nice restaurant up there. Big outdoor patio that plays some fun day music with that Amazing view, would be great. along with plenty of park/walking/biking trails
NONE. No retail or anything. Want it natural and quiet
please do not build on this open space. We can go to Moonlight Beach or Carlsbad Village for dining and shopping
no more shops along the coast line - this is NOT what green space is
Do not want any business there. We have plenty of shops around the corner
family friendly, not overly expensive or pretentious
None. Leave it alone.
a very casual "shack" like The Lost Pier Cafe in Laguna Beach at 31131 S Coast Hwy Laguna Beach, CA 92651, However, nothing really developed like fine dining, that would spoil the natural feel that only this place has.
Summer camps for kids
no development, please!
NOTHING BUT PUBLIC ACCESS AND CONCESSIONS
Do not "develop" this last open beach area in Carlsbad. Please
None. Shops and restaurants would remove the purpose and peacefulness value. There are plenty of locations to add more shops and restaurants other than South Carlsbad Blvd.
No businesses!!!

What shops and services would you use along south Carlsbad Boulevard if they were available?

More parking for the EXISTING Campground food store within the South Carlsbad Campground
Just want to maintain natural setting. No food, no retail
Only organic restaurants _ no fast food please.
Bathroom
No bars. They draw rowdy, noisy, drunks.
Keep that to a minimum maybe a few food trucks?
Knowing that walking is good for the body and soul, any of these, but only if sufficiently separated from the surfline.
minimize commerce. Keep the space as open and natural as possible
Don't be an idiot
Only small temporary vendors
Leave the coastline like it is.
Why'd you want to ruin it with shops??
More parking for beach access and widen the roads to 2 lanes
ALL commercial to stay EAST of 101
development would ruin the beauty of the area
Parks
None of them
None. There are plenty north and south of the area
Educational tourism (Carlsbad history, southern Calif history)
NONE
We do not need more shops and hotels!!! Keep them in the Village.
None, maybe more bathrooms but nothing commercial
Less development, open space, natural resources
Absolutely no developnents
I would not shop there at all
Don't want it to be built up it is a slice of heaven the way it is.
Absolutely none of those. Nothing at all. No structures.
None There are plenty to already go to
No buildings!!! Open space only!!! We don't need more in this area..
Do not make this like Newport Beach where it costs 60 dollars to park
I love it the way it is

What shops and services would you use along south Carlsbad Boulevard if they were available?

No more restaurants or hotels
Tiki bar
Keep it natural and undeveloped
international food night market like the one in Las Vegas Resort World.
Please NO SHOPS - it will turn this into Venice Beach
No shops! There are plenty in the village and La Costa. Save this for open space, beautiful coastal drives, and beach access.
No Development Whatsoever! This coastline should be preserved for future generations
Quiet unobstructed beauty,nature, No hotels, ocean views
I don't want any of those things because we don't need a second downtown. it would also make my drive home from work congested. all of these would take away from the natural beauty of Carlsbad
It should really be open space and a park first and foremost.
NOTHING. LEAVE ALONE AS NATURAL OPEN SPACE
There are plenty of shops in Carlsbad or at Avenida Encinas. Leave this undeveloped.
Too much here to choose from already! 🙄
NO commercial venues. Just open with parking, toilets, benches and tables.
Keep as it is today. No congestion.
No commercial development. No services.
Please don't do these. Downtown carlsbad is lovely. Leucadia is lovely. Please don't ruin the natural part of 101 with development. You can't ever get the land back...
bathrooms but no major shopping
open space
Openspace
Some kind of food court set alongside the beach where you could sit with the family. Have some food, have a drink while looking out to the ocean and enjoying our awesome beach breeze.
Would prefer it remain open, undeveloped space
Leave as is!
Keep this as a open natural space! No retail or hotel!!!
small art and craft shops
This is ridiculous- keep it how it is
All the above
Food would be ok.
Absolutely no development please!
Play grounds, picnic area, and outdoor fitness

What shops and services would you use along south Carlsbad Boulevard if they were available?

walk/running trail
would prefer to see none of these
Large Bike path / Running path / park for families
Street markets for small vendors
None. I don't want to see any shops or commercial buildings along this stretch of road.
Stop it. We don't need more stuff. Please keep it nice and mellow like it is now.
relaxing settings to sit and view
please no shops. bike path and parking
Leave it as is
There is no need for shops / services along south Carlsbad Blvd. Retail / restaurants will spoil the coastline
Ecological Preserve
Picnic spots and an improved designated bike and walking path, safe for kids
Food truck nights
Please do not destroy some of the last natural locations with these items. There are enough other places.
your proposal did not specify the land would be used like this!
Pickleball courts
Park, grass, trees open nature space
not be overbuilt
Don't develop this area
Please keep it simple and not overly commercialized! Please! A few casual eating places and a few convenience shops. Please no fully stocked retail clothing stores, electronic stores, etc. The rule I would apply is as follows: "If any addition to the Beach/oceanfront property becomes, or likely to become, the primary motivation for drawing our residents to the coast/beach..Don't do it!"
Acupuncture
NO "CHAIN" restaurants!
If access is limited to bikes and pedestrians, none of the above.
no shops, no breweries, no restaurants, no rentals, no services.
Bicycle air pump and place to lock bikes
Museum or nature center
Nature and wildlife museum and education centers
restroom facility below grade so as not to intrude views, parking facilities below grade so as not to impede views
In south carlsbad, there are existing restaurants, bars, convenience shops that could be enhanced with easier access.

What shops and services would you use along south Carlsbad Boulevard if they were available?

Little resting areas for people & pets
No businesses
I prefer to keep it free of commercial enterprises. Keep it just open, accessible space for runners, walkers, bikers.
Temporary food trucks.
NATURE CENTER/Wildlife information
NOTHING should be added West of Carlsbad Blvd.
Horse rental for riding on the sand.
dont make this a commercial space, that will ruin it
Benches and outdoor areas to view the ocean
If you are definitely putting this stuff in, please put it on the far east side, retain the ocean view from the road, and keep most of it as outdoor community space, not mostly shops and stuff.
Playground and public bathrooms, more volleyball and beach game stations
Any retail on east side of roadway
NONE. leave it open space
We need more natural space
PARK
Please keep it peaceful, do not crowd with businesses
To not pave/overbuild these few acres of still open space
Storage lockers for water toys
Bike pump track or bmx
Less buildings
All the above would destroy the beauty of the area. We don't need more commercialization of the area.
More natural areas, habitat restoration.
Pro golf shop
LEAVE NATURE ALONE
very small shops
Fire pits
Leave it alone!
none of these! We like this part of the coast without all of this other crap.
All these things I would not desire for a natural coastline
Although I would use the, I prefer to keep that section undeveloped we already have to much traffic
Taco trucks

What shops and services would you use along south Carlsbad Boulevard if they were available?

I'd prefer to keep it open
Activities. There are shops and stores galore. The redundancy keeps the business turnover so high.
Parks
Don't go the commercial route that Encinitas took, by overbuilding and incongruous building choices.
farmer's/flower market, outdoor arts
Build elsewhere!! We don't need establishments/shopping, etc. Consider building restaurants and shops in the vacant land located off Avenida Encinas, north of Palomar, next to the Porsche dealership.
I don't think there should be any of the above since it would have too much of an impact, require too much parking, spoil the natural character of the area. There are plenty commercial areas further north
Something similar to Italian bars would be fabulous
Only one of each! Structures that look like they belong at the beach, sort of a New England beach kind of theme.
7 miles of non retail. looks like property tax is the pint here.
Don't commercialize the coastline, keep it wide open
No commercial please! We don't need any more of these "convenient" shops!
Amusement park
all ONLY IF ON THE EAST SIDE OF THE HWY!!
More showers
Clean, safe restrooms and water
A surf shop.... Maybe we can do it together
Sufficient parking
Improve but preserve the open space with park like settings. Winding pathways, sitting areas, walking trails, green space
None
Pickleball courts
See question #1.
Picnic in a Park with grass - no dog poop!
Keep retail at least a block or two back from Blvd or Ocean
The above 3 checked items or nothing at all
Budget friendly healthy food
Coffee shop
None. No buildings or structures please
Keep the businesses minimal. Perhaps one beach-side restaurant would be nice but otherwise, preserve the nature!
no shops are needed

What shops and services would you use along south Carlsbad Boulevard if they were available?

restroom
I don't want to see a bunch of establishments, keep open space
None
No commercial development
NO BARS
I would rather the view remain unobstructed
Absolutely NO business!!!!!!
beautiful stretch of open space shouldn't be messed up with new built infrastructure
bathrooms, more parking, possibly playground
I don't want this area cluttered with any businesses
Don't build anything that obstructs I was view.
Although I might use them if they were there, I'd prefer to not attract non-surf spot traffic.
No shops!!! Keep area natural as possible
parks, bluff and ocean access
Parks, Low income housing for seniors, beach car parking
Leave it alone. There are plenty of all of the above!
Playground similar to in Del Mar and Moonlight Beach.
Leave it green and open space. No shops and restaurants
Coffee Kiosk
Are you kidding! What you're really angling for is to put restaurants and shops along this corridor. Absolutely not! That's what downtown Carlsbad is for. Stop trying to develop every last square inch of this city, especially along the coast. How in the world would more commercial property be better from an environmental standpoint. It would be really great if you would be more transparent about what the true intention of these surveys is.
Dog park. Exercise areas. Kids park.
keep as open/undeveloped as possible!
walk along a boardwalk
Live music/performance venues
open space filled with native habitat
None, leave that all as downtown where it belongs, thank you. The lack of development is what makes it so special today.
No shops along proposed new park area
I think there are plenty of clusters of restaurants and shops in Carlsbad Village and that extra shops and restaurants could spoil the beauty of the rest of the souther coastline
Please keep this natural, don't build anything

What shops and services would you use along south Carlsbad Boulevard if they were available?

more parking, but moved eastward, like the road
Green open space to enjoy.
Clean public bathrooms, but we don't need all that other stuff above, which will just wreck it
Please keep all commercial limited..we DO NOT need commercial in this natural habitate.
create new open, undeveloped space
More natural landscaping and open land, not buildings .
keep it minimal - let's keep the outdoor - outdoor
Nothing your greedy fuck
I would like an open, undeveloped space to enjoy the natural environment. There are countless shops and restaurants throughout Carlsbad already
Coffee shop
Horses in the area inland
NO commercial businesses at all. Just green space for people to enjoy the ocean. Please don't make it commercial, keep it green space.
More parking and open park/walking space
NO fancy restaurants
open market events including farmer's markets
Just nature, no business
restroom
flying dragon rentals
F you.
The hotel and CampStore offer these already. If more are added, then locate on east side of street only. Or in parking lot of the beach at La Costa.
Very few one story casual restaurants
None, no building. Leave nature alone.
nature trails
We don't need any shops
Farmers Market
Paddleboards/kayaks
A small area for outdoor concerts & plays
Leave it the way it is. All of the options you list are already available within 1/2 mile of the coast. LEAVE Carlsbad Boulevard (Coast Hiway) ALONE. The openness and view are all we want.
Public bonfires that could be reserved online located on the bluffs to enjoy
bike repair

What shops and services would you use along south Carlsbad Boulevard if they were available?

sitting areas with benches and tables to enjoy the ocean
Please do not put anything there nature is enough.
something like a Ruby's where you can dine in or food to go, but not a restaurant row.
NONE! Keep is natural, open space. The village offers all of these amenities. This is some of the only undeveloped coastline in Southern California.
Parking, walking trails
more parking, although how much more is a problem, especially if you had a fine dining restaurant; see if West would like to be there!
nothing. encinitas is a traffic nightmare. leave carlsbad alone
Keep the area as natural as possible
PLEASE none of these!! They are not compatible with this part of the coastline.
None are needed, we have enough in the village, forum, etc
open space
None inland is for shops
Do not build any shops or services. Keep it natural.
Please No shops on that stretch. We need parking!!!!
We don't need more of these ... we need to enjoy open space safely
None
Rentals and dinning only on east side of hwy.
Multiply Trash cans provided
restaurants that take advantage of the view - casual or otherwise
Dog beach
The less shops and restaurants the better, just enjoy the simple coastline
None, dont do this, please for the love of god. Stop trying to further your political career at the expense of the vast majority of people who like it just how it is
Breakfast spot
No stores. Just make a park
public bathroom
Keep it an open space, don't commercialize it and ruin it to satisfy political and business greed
None. Don't turn this beautiful area into another retail nightmare. Leucadia can have that.
I'd stongly prefer no development. Must we aspire turning our beaches into Venice Beach?
Restroom and water fountain
No tall buildings like in the village! No blocking the wind and sun, like the tall condos in carlsbad village are doing

What shops and services would you use along south Carlsbad Boulevard if they were available?

Good Cafes with pleasant outside seating (not concessions)
i'd rather see nature than buildings, there is enough of that in other areas
Leave it alone
O businesses should be put there.
This will hurt small businesses that are already there and bring more crowds
we need a few more ocean view restaurants
These things are there already
Japanese food
None of the above--keep more park-like and natural with little if any commercial use.
Nothing. Keep it as it is
Natural landscape or park like landscape
No development, please.
A tolerable mix of the above but not enough to cause congestion.
Dedicated bike trail and separate walking trail.
Benches, picnic tables
Minimize retail and open area up to large park like environment
Picnic areas. I do not like the idea of any kind of retail business
As long as on the east side of 101, the above would ok. KEEP the awesome little convenience store restaurant/bar/live music on the west/ocean side.
I want open public land for picnics, bike paths, walking trails
Place to listen to music, similar to Powerhouse Park in Del Mar
Open space, parks, bluffs
Parking spaces
Dog wash for after i take my dog to the beach
Like Caroline's in La Jolla
Nothing. No development.
Park with playground for the kids
No shops
More camping - please don't go all commercial along this stretch.
I wouldn't want to see it become over commercialized!
Carlsbad need a pier it has been planed or at least talked about for many years, but there has been no action in this matter.
surf shop

What shops and services would you use along south Carlsbad Boulevard if they were available?

none of the above-do not ruin the quiet beauty of the beach
NONE Open Beauty views
Nothing. No more traffic or buildings
Absolutely none, destroying the nature for shops!!!
I guess you didn't read what I like most!!!!
No effect on the beauty of the area
Not junk up the beach with shops and restaurants
no fine dining, maybe add somethign like an Urban Plate
parking
This could be the perfect opportunity to enhance the natural beauty instead of commercialise the area of
Keep it open parkland
None of these - keep as wild and curated outdoor spaces
small shop vendors, no big developments. more akin to leucadia local eateries, coffee, wineries
no no no no no no no no; realign the road and open the parkland but no development
Any of these at the very furthest south beach near La Costa Blvd in the parking lot if they were low buildings, but please NO tall buildings on the ocean-side of the highway!
please don't build businesses - keep it open- people can shop elsewhere
Rather keep it retail free considering the hotel now occupies the southern end. Enough development!
Dog Park
swings, firepit, bathroom
Privately owned cafe style restaurants that blend with the landscape - NO chain restaurants.
No more shops or residential development.
There are too many retail/restaurants already
Small scale, locally owned, sustainable and interesting shops or cafes — not cheap tourist crud.
Nothing -- leave the natural beauty as is.
Keep it commercial free and walking/ pedestrian friendly
NOTHING INLCUDING NO RESIDENTIAL
Outdoor concert venue
Those choices sound like clutter. We already have everything mentioned above. Let's support the businesses that have braved the pandemic, not create more competition for them
No need for more retail in that area - support the already existing retail in south Cbad.
A rock climbing place would be awesome. Could look out at the ocean at the top too. Would be unique.
Shuttle from parking to beach

What shops and services would you use along south Carlsbad Boulevard if they were available?

Nice restroom facilities/showers, spaces for group gatherings
None. Please don't put all this crap in.
Enjoy a nicer view
Please do not put any shops, restaurants, or other businesses along this area. Please leave undeveloped for the love of god
We have enough shopping and dining. Need more open space to enjoy the outdoors
Leave it natural with increased parking only. There are enough shops and restaurants in the village
clean and safe bathrooms, free parking
No shops - it makes it like Venice
Don't want to add shops or services
Nothing added. The land should be maintained as open space
This is already available in the village
Fruit and vegetable markets; bakeries; small retail store
Parking
Adding more retail isn't what carlsbad needs. This space is already beautiful and open. Adding reatail would take away from the beauty that is already there. Retail isn't parks or public use areas. It's retail. We don't need to be able to grab sunscreen everywhere. We need open spaces to enjoy.
We don't need more shops and development
additional oceanfront campspots, park space like Del Mar
Maybe one or two restaurants/breweries, but don't fill the space with retail
Outdoor recreation primarily
Beach venues provide a place for both visitors and residents to meet and enjoy the ocean air. This is most often around times when people desire to eat, sit and talk.
Not right along the coast. Slightly inland
A spot for food trucks to park and serve people
Anything with outdoor seating. No drinking
Don't make it crazy tacky and vendors everywhere it should be peaceful but still offer things like lattes or light food
This is ALL for tourists and not for residents!
Preferably food trucks - nothing permanent that has to be installed / allows nature it's space back at the end of the day when we go home
a park
Venue for private events such as weddings, etc
Nothing fancy, open air type places to enjoy picnic or eating outside with the views
We have plenty of services available nearby. We do not need any more on our beautiful coastline.

What shops and services would you use along south Carlsbad Boulevard if they were available?

as we add ADU we most think about parking
Concessions for the Pump Track and Bike park
More bathrooms
No shops or services
Nature park
Outdoor dining, vegan options
gas station
food trucks during certain days and or hours
keep it small and simple, park like setting
Small bar/ restaurant that allows dogs
Community garden
more restrooms and please no starbucks
Restrooms
Restrooms, no commercial use
ocean views with walkway, plants and benches
It's nice to stay open to activities without hustle of tourists
restaurants with an unobstructed view of the ocean
Coastal interpretive/whale watching center
Not over built
Would love a "carlsbad village south" plus condos, fire pits, pedestrian areas with ocean views
keep open spaces
Increase safety but preserve the non commercial character
shopping at boutique shops
Artisan shops, art in the park type stuff
Bicycle maintenance stations (tire pump, water bottle fill Station, simple tools)
healthy food take-out restaurant
free parking, bbq for wood fires, restrooms
Reduce the motor cycle and criminal bikers traffics that make noise and endanger people health Safety,
clean/monitored bathrooms!
Let's keep wine/beer downtown - the south beach area should be more kid-friendly and doesn't need to attract young adults.
Lighthouse w/ Carlsbad history

What shops and services would you use along south Carlsbad Boulevard if they were available?

We don't need any more shops, stores or restaurants along the coastline. Once it's built upon no one can get back the natural beauty and serenity the current layout offers.
No restaurants please, simple things life are best
Leave as is!
Park area, walking and biking trails
Moonlight life guard station
Arcade game alley with bowling
Rent paddle boards, body boards, etc
Volleyball
Please no expensive dining. There is enough expensive dining in Cardiff & Del Mar.
Leave it alone shops are not needed
I like the South Carlsbad (Ponto) beach the way it is. I am worried you will make changes and reduce beach parking. Better to leave it alone.
none just want beaches
Playground hiking trails- no concessions
None, the area should be for open space
Restrooms; public seating and picnic areas
PLEASE no more breweries wineries. We have too many of them.
Don't want any more fancy unaffordable coastal restaurants
some mom & pop or food trucks. Nothing big overtaking the beach. Please don't sell out. That Ponto Hotel is awful and out of place. They took our tiny little beach, for what???
Green space only!!!
Mostly I like the beach natural
No business are needed in this area as it would change the natural look
Only clustered so not scattered all over
Open park space to play with kids
We don't need more shops and restaurants there
None. I would boycott any businesses that eliminate the beaches.
Keep it open and pristine!!!!!!
i think a public eating/picnic area would be nice!
Informal food and beverage vendors like balboa park
Souplantation
Keep retail out!

What shops and services would you use along south Carlsbad Boulevard if they were available?

Something like mission bay beach club would be superb or a casual eatery where you could listen to sunset music and have a tropical drink like hotel dels beach bar.
entertainment like an amphitheater
Parks and trails with public rest rooms and filtered water from eco water bottle filling stations. Bike repair stands and air pumps, bike racks and lockers and lok
Please leave the area concession/shop free! Don't add anything to the area, just preserve the space.
Coffee shop
nothing, there is enough development, don't ruin the beach
Keep the beach natural and not commercialized
permanent structure dedicated to free public skin cancer screenings skin cancer
seaside dining
Dear idiots, where would I park to access these things?
I made choices above, however I'd prefer nothing as I don't want ocean views restricted
Keep it open land in its natural state - NO development!
Casual beach bar with music and view - similar to old Sandbar at Tamarack
Don't ruin this beautiful scenery
Leave open land
Just make it a park with a good parking lot
There are NO waterfront restaurants in carlsbad. Build one!
Dog park
why muck up a beautiful undeveloped space with any retail? There's plenty to the north and south. No retail!
None. I don't want to see this happen.
Stores are ready close by
Leave undeveloped
Do we have to pave over every inch of land? Let's protect this area.
art galleries, art studios, surf school, dive shop
This is a misleading question as the proposal above stated the land would be used for parks, running and such. I do not wish for this land to be developed on. This would be a disgrace to the beauty of the natural landscape.
just open space. Natural. Nothing commercial. There's enough commercial in Leucadia and Encinitas.
No shops, no retail. Nothing. Just nature and a bike lane for family
No development in this area
Open air dining, picnic areas
Bathrooms would be nice. PLEASE, PLEASE, PLEASE do NOT make it a big tourist trap!!!

What shops and services would you use along south Carlsbad Boulevard if they were available?

We don't need shops
No shoplifts, let the space as natural as possible
I would not want shops. Carlsbad should be a break from the business if other areas like metropolitan San Diego
I'd love to ensure that the South Carlsbad state beach and campground are not impacted. This is a great gathering place for the local community.
NO to building along the coast there
Retail shops again this is horrible idea
No more than there already is
Volunteer escorts for elderly frail walker
Dog beach
Open air music and arts venue
No shops. Open space.
volleyball courts
Parking
Not too much retail or restaurants please
We have enough of all of these
leave it alone- no more crowding--keep it open
I like open land. We don't need more strip malls along our coast
Would create more traffic
There is no need for the above services in that zone.
Farmers market
Parking lot
It should be focused on people enjoying the beach instead of making access to the coast more congested. Those just increase in and out traffic making it less safe for pedestrians and bikes.
Consignment is like hunting for treasure. Live theatre, parking and places to see good art, design, beauty with gardens, fountains, trees see
no chains or franchises, small businesses only and low profile to blend in with natural surroundings. Also maybe cabanas (like in coronado) or palapas and nice beach chairs to rent
antiques and custom/one off/unique shops and crafts
NOTHING
No more retail! We have enough!
No dense shops that obscure views
centralized magnet items have a tendency to draw crowds to a centralized location, and again parking is not so good. De-centralize things.
Minimal structures

What shops and services would you use along south Carlsbad Boulevard if they were available?

Please do not develop the land with buildings unless you are creating a homeless shelter.
No business. Please don't spoil it.
Keep it open and natural. If you're going to build buildings that match the coastal vibe.
We can be better than moonlight beach
Clean restrooms, food trucks
Something similar to the campstore at the state beach nothing too large, maybe a place that local stores could rotate in and out of, like a pop up store
I would not want to see shops in this area!
Parks/vista outlooks w/public bathrooms and water fountains
Limit the number of these amenities, don't over develop
Sailing rentals, SUP, e-FOIL, docks, small vessel rentals, kiteboarding etc
Oppose any retail along the space
Parks and natural coastline. Not shops and more development. Preserve the beauty
Leave it blank so we can still see the ocean when driving
Open w
More trees and flowers
Stop developing it!
I'd like to see other art installations like Barrio glassworks in the village - not that, but something similar
Hiking / running / biking trails.
Open land
Absolutely nothing. No shops or services in this area.
Stop the development
Bathrooms, better walkways and parking
Nothing. Just a nice park
None theres already to much clutter in carlabad
I would like a natural coastline that is undeveloped with flourishing biodiversity
All these amenities exist now. Please dont cram more retail in this beautiful unspoiled area.
I really wish this would not turn into an overdeveloped area! There should be value in restoring native and natural areas along the coast. This land is not just for human enjoyment
One small place to see the ocean and have all kinds of drinks-coffee, wine etc
On north end of Carlsbad BLVD have something similar to The Campstore (in S Catksbad state campgrounds)
Open space- that is our greatest treasure.
Natural coastline, restore to dune state

What shops and services would you use along south Carlsbad Boulevard if they were available?

Natural coastline and naturally occurring flora and fauna
None. Keep the space open
EV chargers
there already are plenty. Don't need more!
Coffee
Nothing otherwise it's just going to turn into a homeless and crime infested area like Encinitas
Bike shop
No mire shops etc need to be built in this area
A bus service to reduce parking congestion
Dog parks
Benches, telescopes, bike racks exercise stations for stretching change the speed limit also please
Would love a salad/ sandwich place like Mendocino farms
I thought you said it was for people walking and bicyclist. It's all about money
Local/farm to table restaurant
Toilets
Double sided restaurant row like in Brussels, Zurich and Florence.
Restrooms
none of these...less development
keep this as a park and open space for families.
Very limited dining and convenience store . Minimalist as far as structures.
I don't want anything blocking the beach view... if the store are on the otherside of 101 I won't mind it
Park
None! DON'T commercialize it!
None. No more shops. Leave it as is.
Absolutely nothing
Keep it natural, no development
Bathrooms
Nothing that would excessive noise, nuisances and alc related issues similar to Leucadia and Encinitas.
A luxurious boutique hotel
more level in access to beach
No businesses built whatsoever

What shops and services would you use along south Carlsbad Boulevard if they were available?

None please! Please don't crowd this in crowded area!!!
None we have plenty of restaurants and shops in Carlsbad
camp sites
None, I do not support developing this area
i'd prefer it to be a more natural, unbuilt environment. there are plenty of other places to shop etc
A limited number of rotating food trucks,nothing permanent>
Leave it natural. Carlsbad is overbuilt now. Look what is happening in the village.
provides community gathering places for all ages a GREAT IDEA for mixed use
None! This is the last stretch of open space
small boutique shop selling carlsbad artist made clothes and art.
No shops. Just nature.
parks
None, keep it how it is
OPen space, trails, etc. No buildings.
bathrooms, parking
Don't think shops should be there
A garden Nursery that incorporates a cafe and play area for kids, so parents can sit and relax while still being able to watch children and then shop for indigenous plants, or curios after a lovely breakfast?
Food truck lot with plenty of tables and benches and clean bathrooms
Remote control glider/airplane site
Lots of open space
TRAIL through native plants - the other stuff is already available elsewhere
Please don't add any of the above we have enough of them already.
please, please, please do not fill one of the last precious, unblobstructed coastlines we have with more SHOPS and RESTAURANTS. We do not need it at all.
Restaurants, only two or less; preserve the space as is
Open park land
Undeveloped views
public restrooms
Just keep the view open to all
Needs nothing, leave it open and as is. Adding stores, restaurants etc will bring alot of traffic, noise, light pollution at night etc etc
Nothing. All of this is already in the village. Leave this space alone for god's sake. You've already overdeveloped other parts of the city. Stop the greed.

What shops and services would you use along south Carlsbad Boulevard if they were available?

plenty of parking and upscale retail shops
we don't want to turn the coast line into a commercial zone, we don't want any of these businesses added to the coast
Open air concert venue like Ojai, CA
NO DEVELOPMENT!!!
Restrooms
More Bathrooms
Nothing. Leave it alone
I don't want any shops in this area
Please not too many shops! Carlsbad blvd is beautiful because it's not overly commercial!
I would prefer a natural landscape
Keep it natural
None. Does not need to be built up and commercialized!
High quality quick-grab foods. Kabobs, poke bowls, etc.
Oh my gosh are you kidding me. Non of these nothing please let me repeat myself nothing. Leave it alone. You can't improve on perfection.
Pickleball courts
UNADORNED by development, there is little left.
I don't want anything developed
No shops. We have too many damn shops already. Why on earth would we need any of the options listed below.. leave so space free of commercialism!! For Gods sake, don't continue to strip all of the natural beauty away from the coast
We dont need more development right there.
no food venders/cafes due to the traffic & the litter that they cause.
Free public parking
free parking with beach access
restroom
I don't think that stretch a beach needs any of those establishments. We can find that anywhere else in the coast of San Diego county.
No chain restaurants or shops, local owners
Food trucks
Please no more shops and services
Don't change nature
Dog Beach like Del Mar
Beach access, trails for families

What shops and services would you use along south Carlsbad Boulevard if they were available?

We have a million of all of the above!!!
None
Bike / walking path
Nothing. The Ralphs shopping center is just down the road
Hiking trsils
bathrooms
Food trucks
PLEASE DO NOT PUT ANY SHOPS HERE!!!!
None of the above. Can't we keep nature in it's almost original state. Money through sales taxes is not worth keeping what we still have left. Keep Carlsbad's coastline untouched while we still can.
Open, green, park-like public space without commercial development
No shops no sales no dining
This last pristine stretch of beach and grassland should be left the way it is and not cluttered with shops and developer-wanted buildings that residents DON't want
food trucks
I would build a sports field for the San Diego Legion rugby team which is actually based in Carlsbad. Think about it like Torrey Pines and the golf community.
Keep it the way it is
RESTROOMS
Pier with dining and fishing
Only a FEW indigenous plants. No trees, as they would block views.
I would not like any commercial use of this property
Small gathering space with music like camp store
bathrooms, water bottle filling stations, no shops
Please do not commercialize our beautiful and natural coastline. There are few places in Southern California where there are unobstructed views of the ocean. If you watch the local news, they present a lot of pictures of sunsets taken from Carlsbad because there are few other places where you can have a view of the land and sea without any buildings
Nothing at all keep it natural
more places like Camp Store
None of the aboveWe have enough of that crap. Sorry
Don't put any shops, only park
Open space
Nice restrooms
Small and family-owned businesses!

What shops and services would you use along south Carlsbad Boulevard if they were available?

I'd rather not see this become commercial space. All of north Carlsbad has commercial space near the beach.
Leave Store Free
None of the above. We don't need more restaurants or shopping on our precious coastal land
Shaded picnic area. Benches with backs
Tiki huts/ shade
No shops or retail just nature
Please DO NOT DEVELOP the area. Don't turn into Oceanside!
Carlsbad doesn't need shops along this stretch of land.
Privately run food stand like Buccaneer Neach
NO RETAIL SHOPS!!! would totally ruin the beach vibe and quickly get out of control
Several cafes and bakeries
Parking
As little as possible
Leave it as us. Stop working to ruin this area.
Boutique restaurants / no chains
no additional services!
none needed...plenty of services 3 blocks inland
Doggie water station when dogs allowed
Parking
no shops or businesses EVER
Access to park facilities
Please DO NOT develop the coastline any further!
Don't have the area too congested.
We do not need anymore shops or services
public bathroom
although I would rather the entire area remain public open space with walking/hiking trails, perhaps some outdoor exercise equipment
Green space
I would use most of these but not located on Coast Hwy. They belong in the Poinsettia shopping center or near In & Out.
Other than a cup of coffee we do NOT need more businesses along the coast. Most locals prefer a quiet day at the beach. Not one where we have to compete with traffic, visitors, shoppers. Let them go inland. Save the coast for locals.
Pickleball courts

What shops and services would you use along south Carlsbad Boulevard if they were available?

Please don't put retail on that beautiful land
I'd love to see more habitat restoration, open space
Minimize this to become a commercial space as that will attract too many people, trash and impact the environment
Open Park space and running/walking/bike paths
NONE! There doesn't need to be anything there! Carlsbad is already filled with everything it needs. You DO NOT NEED to mess this beautiful stretch up by putting a bunch of shops in there!
Please NO SHOPS; make the 60 acres a park
Leave it alone
no commercial, just green space with parks and walking trails
I'd want these ONLY if the road is moved east and the main parcel remains parklike/natural
Anything with outdoor seating and a nice view of the ocean
We already have the Camp Store. Promote the Camp Store!
Lots of benches
Casual dining for sure ! No expensive fine dining please.
picnic tables with ample covered trash cans
bathroom facilities, shower to rinse after beach activities.
Please protect our coastline from commercial development.
I feel these should be grouped at one end so as not to spoil the open space along the rest of the park experience
outdoor concert venue
We need open space, not more shops.
Recharge station for ebike
Public restrooms and showers
Please do not spend money to move the streets just to destroy the habitat and view with retail and dining!!!Terrible
Dog beach
food trucks
Nothing but hidden parking and nature to enjoy
Preserve the open space,leave natural habitat as is
Park
Restroom
playground/equipment
Coffee

What shops and services would you use along south Carlsbad Boulevard if they were available?

At one time there was talk about a pier which would be a great community space
Keep it low impact and simple!
I would prefer to limit how many more commercial buildings go in and focus on making what's there nicer. Preserve as much open space as possible, with only a couple shops
any of the above but limit development
We don't need more development. There are plenty of places for people to go to spend their money.
Small Coffee shop
Rental powerchairs for handicapped people that could go on sand
NO RETAIL!!!! NO BUILDINGS!!!!
Clean drinking water, bottle filler
Pickleball courts, fire pits
None- there are more than enough commercialization areas
Nature center
None. Please keep this a commercial free zone.
NO DEVELOPMENT!! Restrooms only
I would like park like setting only trails etc
Rotating food trucks
Green space
I don't want a Venice Beach or Mission Bay
Stop developing nature. We have enough of ALL of the above in Carlsbad.
Pickleball
Board walk
Restrooms
Keep this area pure and innocent. The above items are going to destroy it!
leave it open and wild for bicycles and surfers
Taco bar CHEAP!
No shops or food concessions - that makes like Venice
Food trucks
Please do not ruin the beauty and serenity of the current view areas.. put the above on east side of road or where views are less likely like where camp ground or houses are.,I love the drive down the ocean to see the view of the southern coast all the way to La Jolla
Nothing on the ocean side; only on the East side
Boba shop

What shops and services would you use along south Carlsbad Boulevard if they were available?

Parks and trails
Mom & Pop type shops
wider bike lanes, walking paths, natural beauty, don't make it commercial
No retail desired
Please no restaurants or bars or retail! Keep it minimal and focus on beach and open area.
I DON'T want ANY retail in this prime area. Leave it for green/open space!
We should preserve open spaces
Coffee
none, please no more buildings and shop, leave nature alone
kiosks with light food
free rental of horse shoe or racket ball...community....
kid-friendly beach/beach access like Moonlight
S
Boating access
Please keep it as natural as possible. A simple food concession area is fine, but I'd hate to see Retail Shops, Breweries, etc. Moonlight beach is a good model.
Leave it natural
Please do not put any shops along Carlsbad boulevard
NO COMMERCIAL DEVELOPMENT
Not really sure
Coffee Shop or
Coffee shops, donut store, and parks!
keep it natural as a park NO commercial facilities
Just leave it open space. We have built up Carlsbad enough already!
I would rather not see commercial shops on the blvd
Open space for walking
light retail
I am opposed to this. I like how there are currently no services
would not want to see a lot of commercial activity
Leave as open space
No restaurants please—it will be more traffic and hard to park.
The ocean view.

What shops and services would you use along south Carlsbad Boulevard if they were available?

Food truck areas but not big chain restaurants
Less is more. There are plenty of shops elsewhere
PLEASE NO DEVELOPMENT!!!
With outside dining but casual & affordable so average citizen can afford. Not high end places, theres plenty elsewhere
Keep it as natural as possible.
Music venue
Ongoing environmental lessons for both locals and tourists. It's crazy the stuff we witness on low tides.
leave it as is
Open space!!!
Only a few things, to leave lots of open space
Brunch/Coffee Shop
None; keep it natural and beautiful. Maybe only shuttle stops to Carlsbad neighborhoods.
but please, not a lot of touristy stuff. keep it open and not too commercial
Parking must be removed to off site- with a shuttle that drives folks in for services. Like Crystal Cove in Newport Beach.
No retail, we need food with an ocean view
I would really like an area for an off-leash dog beach like they have in Del Mar
Nature center
Keep it natural. Don't want it to look and smell like Oceanside Harbor.
Please leave it natural, it's the best part of Carlsbad as is
restrooms, parking, shade trees & grassy picnic areas
We do not want a retail strip mucking up the coast!!
I like the idea of having these services and opportunities available, particularly if one can park and then access all of these places within a compact, mixed-use setting.
Please don't put shops there. Make it natural open space
Nothing. Why does our government think that as is is no good. If have to do something see what was done along the 101 entering Cardiff
Park at Ponto
restrooms, showers, drinking water
A bring your own plaza, maybe food trucks could be brought it. Benches, plants, live music but bring your own or food trucks
would prefer natural environment (not shops), although might be good if water were available
ideally nothing to increase traffic
Live music

What shops and services would you use along south Carlsbad Boulevard if they were available?

Hopefully it's about nature not businesses
prefer to see it remain open space
Places that take advantage of the ocean view
Gorgeous art museum
Please don't ruin the coast with a lot of businesses

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

<p>A series of walkable, rideable paths end to end with places to stop in shady spots to escape the sun and heat. Doggie waste stations. Special parking lots dotted along the way out of direct site of the boardwalk. Access to the beach in numerous spots all along the corridor. Caribbean-like feel. A dog park. A fresh water swimming option with pay by the day scenario or maybe pay by the hour. Lots of shady spots with trees, umbrellas, pergolas, sunshades offering shade. Open bars for alcohol and non-alcohol drinks. Small snack stands such as Hawaiian shaved ice, Italian ice, hot pretzels, candied nuts, takeaway sushi bites, fried clams or calamari in cones - exotic street food in handy containers. Pizza by the slice. Lots of trash containers disguised as something else. A sand pit for creative people to build sand castle art (not for kids). Sea glass store / lessons. stone benches on the beach so ppl can put their toes in the sand without worrying about falling into the waves - available to everyone, possible wheelchair access ramp.</p>
<p>An open space, beautiful art-themed park next to the ocean (think Park Guell in Barcelona). That could be enjoyed by the residents and attract tourists. Where else is there a beautiful, largely undeveloped open space park next to the ocean? Nowhere. It could be one of a kind and something to be enjoyed and appreciated for generations to come.</p>
<p>Parks, open space, nature.</p>
<p>Beautiful coastline still on full display with parks and walking paths in close proximity</p>
<p>It would be great to see children playing in a park at Planning Area F of the Poinsettia Shores Master Plan — Ponto Property.</p>
<p>Open space, large boardwalk for pedestrians, wide bike lane. Minimal shops, fancy restaurants.</p>
<p>quaint village of shops and eateries that are affordable and reflect our community. easy beach access and parking. clean facilities</p>
<p>I see more traffic, more noise pollution, more smog pollution, more people disobeying the rules of the road while they're on their bikes, more congestion, and loss of the peacefulness that exists now through the entire stretch of 101 that you're speaking about. I see nothing good about it. Keep the parks away from the homes keep any new services away from the areas that have homes front in the road. I don't like this idea it's going to ruin our neighborhoods.</p>
<p>Just natural trails with some picnic areas for families to sit and enjoy the ocean</p>
<p>Unspoiled beauty like coast of Big Sur</p>
<p>basically the same natural condition to enjoy this stretch of road the way it was meant to be. until ignorant humans came to town. larger safer lanes only</p>
<p>It's open, relaxing, not crowded, easy access to beach, safe walking path w/benches to enjoy the view</p>
<p>Open space with well-maintained bike paths and walking paths. Spaces to sit, with some options shaded by trees. Transit options to easily reach this area from a remote parking area or transit hub.</p>
<p>Vast parkland with easy access to the beach with adequate FREE parking.</p>
<p>The road has been moved inland, but there aren't a ton of tourists & traffic like in most other cities in southern California.</p>
<p>Seeing the natural coastline as it is today with no changes</p>
<p>I'd like it to be open, have bathrooms, be able to buy a drink, food or sunscreen and then just have area to play</p>
<p>I see a nice wide bike path, walking trail off the Coast Highway. I see open space with perhaps benches and play equipment for younger children.</p>
<p>A family friendly nature and exercise space.</p>
<p>I would want to to feel the same, just safer and less crowded</p>
<p>Bike paths that are separated from traffic by a permanent (concrete) barrier. Safe for families, children, older adults.</p>

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would see thriving native plants and migratory birds using the area. There would be walkways for people to enjoy the open space and areas for bicycles to safely ride. The beach would include dunes that are more natural, like the ones being conserved in Imperial Beach.
A roadway that still exists. The current road is already right next to the bluff. It's gotta move inland. It would be great to see a natural estuary at Encinas Creek too.
That the natural physical structure of the coast and the health of the beach had been prioritized. That the space is open and accessible to all. That it hasn't become a gross consumer driven boardwalk - and that there is clean natural coast line to enjoy
Sand at south Ponto is soft to play volleyball
I see no change and I see the natural fields in tact. Leave the land how it is and allow the character of our beach town to be maintained. Stop developing open land for the sake of it. There's value in having native plants and animals around.
Vast open views of the beautiful coastline with parkland and walking and bike pathways in the west side of the highway. All services, parking, on the east side of the highway.
I see an area that still has a nice flow with car access to the East, I see lot's of biking and walking N/to South along the coast. I see Ponto changing to a World Class beach area. Wider sand area, way better parking, a strand you can walk along the east to really use and spread out the use of the S. Ponto beach area. and a couple restaurants/ outdoor dining and hang out overlooking the pacific. maybe a Dukes type of restaurant that's just Always Busy and Fun.
clean, spread out, but simple and true to Carlsbad
A long, sprawling park like the greenbelt in Scottsdale. Separate paths for bikers, joggers and roller bladers. Large open grassy areas that can accommodate concerts in the park and lots of family friendly recreation.
Would like to see it in its natural state. No development. No stores, no pavement, no playgrounds, no paved paths, no hotels or structures, no payment required to park and access. We like it the way it is.
open space, with lots of beach access and views
Safer walking & biking route
I see easy access for bikers, walkers, and cars with plenty of no cost parking, like the open on Ponto road made into a free parking lot. A few shops and restaurants, but too many.
Please keep it undeveloped open space without retail or residential so all can access and enjoy
Exactly as it is today! Our coast is what draws people to Carlsbad. Not the numerous retail shops that can be found anywhere in the US. Carlsbad coast line is unique. It is our responsibility to keep it this way for further generations to experience. Please leave this space alone. Focus on moving the homeless out of downtown, out of the parks, out of the shopping centers and out of the intersections. Please see the beauty in what our community already has while improving in the areas of sanitation left behind from the homeless and those who don't truly care about their environment.
A destination beach area where it's easy to meet friends and congregate, with services and restrooms (similar to Moonlight Beach.) A safe and pleasant walking path like North Carlsbad.
A small well-planned area of restaurants, bars, and parks that provide locals to entertain their families and visitors.
Open space preserved with no development, but more park like and a bike trail.
Wider beaches with fewer rocks, more parking, lack of commerce, people with portable wood fire pits like on San Diego beaches.
Beach access with plenty of parking, no dogs, fire pits, and a place to eat lunch and get ice cream.
The Carlsbad southern coastline land has NOT been graded or improved; the land has been left in a natural state of open space.
More public access. No overdevelopment

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would see lots of people outside enjoying the ocean air. I would see great bike paths being used and fun local eateries.
beautiful park, easy parking, place to hang out and enjoy the fresh air. NOT COMMERCIAL ZONE.
open green space, trees and grass NO buildings and commercial properties and NO hotels and condensed housing
Hiking, dog walking, and bicycle paths; limited number of food and drink vendors; clean, noncrowded beaches; a dog beach; a local art showcase.
I am generally pro-development (especially housing)- but I would like to see this area of coastline maintain a natural feel and protected feel. I think the San Elijo Lagoon has done a good job of this- where there are walking trails and paths, but the natural beauty of the water is preserved. Parking along this stretch is limited. Instead of adding more parking that encourages vehicles- I'd love to see more connections for pedestrians and cyclists- protected paths and bike lanes. If parking has to be added, it should be off of the coast and near the train tracks and easy pedestrian connection.
See clean beaches and walkways
I see open spaces
It would look like it looks today
Clean, safe beaches and walkways; places for families to gather, picnic; not huge crowds!
lots of areas to sit and look at the ocean; easy to bike to; ample parking too, but not like a cement desert; nice, casual places to grab a bite or a drink with views of ocean--there aren't enough of those in Carlsbad.
Groups of families, friends, and singles openly enjoying the parks and beach with minimal retail development (no housing/commercial). I'd see full volleyball and tennis courts. I'd see people making memories eating ice cream and enjoying the beach/parks.
Still not overdeveloped - open land and access to see the ocean (vs only homes).
I see it exactly as it is today.
It would essentially be the way it is. I do not want it to change. You will be directing more traffic to the freeway and removing access to many of the businesses along Carlsbad blvd.
I see a natural open space where family and friends connect and enjoy. not much development, just a wide open beach and cliff that blends in with surroundings and a gravel path for walking and biking. Mostly natural habitat where people are enjoying the outdoors and watching sunset. Kind of like sunset cliff and natural sunset cliffs park. there are benches, but no grass.. people don't need much services to enjoy the view.
Less concrete, quieter, more safe for biking and running, and cute stops for food, drinks along it
Leave it natural, keep the parking free and don't overdevelop it. Why not just leave it alone?
Restaurants and shops interconnected with bike trails for day and night enjoyment
I think there is too much congestion in Cbad already and adding businesses is unwise to the coastal aesthetics. Lets leave it to a natural state.
Still access to beach area for walking the beach and visiting the campground at S. C'bad State Beach.
very beach like experience without lots of cars and worry about parking/traffic
Easy access to beach area with more parking during the peak times. We need open space by the beach.
It would look very much like it does today. Change for the sake of change is wasteful and often more damaging than leaving things alone.
I'd like the walkway from Tamarack area to be extended south with grass, walkways, showers, bathrooms, and parking along the coast.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Parks, greenspaces, trails, better access to the beach
Looks as it does today
It wouldn't change much. Just add a few seating, park areas for viewing the ocean and beach.
An area with paths and road that are closed to cars so that runners, walkers, cyclists and other recreational sports can do so without the threat of accidents from cars that are speeding down the highway. This would change Carlsbad in SUCH a positive way!
NO CHANGES PLEASE
I would hope it would be known as one of the last undeveloped areas known for its wildlife, native vegetation and access to the beach & ocean. Known for its natural beauty.
Leave Carlsbad coastline as it is. It would be like any other city if you changed it into more retail, more restaurants and adding more pollution etc., you take away an important component of why the coastline. Carlsbad coastline specifically is special and how the peacefulness of the coastline improves the quality of life for people, reduces stress, offers a sense of appreciation for Mother Nature.
that it is exactly the same with no added development or impediments to view and access
Beach parking. Good trails. Rocks removed from beach
Open space, natural coastline no development
Protect natural environment
You would feel like your connected to the beach with open views but you would have easy access, people of all ages would enjoy the peacefulness and tranquility of the ocean
Honestly I think it's perfect just as it is, but perhaps more places for parking would be nice.
the roadway would look the same, but would have some retail outlets that would provide retail items to accommodate people's use of the beach - there would also be good clean sanitary restrooms and showers for the public to use along with beach rental items
No people or cars.....just the sounds of the ocean and nature.
No change
Just the beach. Leave it the way it is. I can find all those things inland This is the only area I can find sand and salt water
This is a DUMBASS question, it's normally called " gaslighting" this has NO bearing on your original question!
strategic parking with more walking paths and benches. picnic tables, Covered cables, minimal bike paths
Easy access to the water and lively community with a village feel.
A more pedestrian and bike friendly area
Safe, natural walking, biking paths. Natural vegetation.
unobstructed views of the coast! we do not need more shops/restaurants.
Easy access by trolley from parking a few blocks from beach so there is no car exhaust. Public bathrooms with attendants so they are fresh and clean at all times. No more dog free running dogs or poop. Just a really pleasant place to enjoy the ocean with plenty of space to set up my easel & paint. Shaded clean seating - no dogs on tables.
No changes. Just the same beautiful natural coastline without buildings and extra stuff to increase traffic in the area and ruin the unobstructed views.
Lots of open vistas and few cars so I can walk and bike along the coastline.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Undeveloped beach areas—unlike avila marea
Rustic the way it is.
It's all about the ocean. The old road is still here, maybe resurfaced. Beach access is still easy.
no more development, esp shops, hotels, apartments, houses
Ocean views, parks, walk/run paths
Having most of it returned to a more natural state(of course adding paths for walking or biking) but add back native plants and water source so we can enjoy and share the land with nature
Open space, roads not crowed with cars and respect to our environment by not changing it.
Plenty of sand, plenty of open view, plenty of people. Turning gaze away from the surf-line, room for vehicles. Paths leading from vehicles to sand and surf.
Nothing has changed. Just a beautiful beach to view as I cruise down.
Same way it is today. Stop building stuff.
Keep carlsbad the same. Commercialization takes away the beautiful ocean and beaches from the community
Exactly what I see today. There is enough development in Carlsbad Village. Retail, restaurants, hotels, etc will not make the southcoast better, just more cluttered & commercial.
I see it the way that it is- beautiful coastline
Just like it is now
Vast recreational open space that connects with the ocean. Bike lanes. Walking trails. Parks. Subordinate or eliminate cars and commercial establishments.
I do not agree with this proposal. I would like to see the space where the powerplant is now be converted into park. we do not need more shops, retail or commercial development. the coastline is beautiful as it is. I do not see that there is space to simply move the southbound lanes without shrinking the lanes which would slow traffic. We need to please stop further development.
I experience a great place for community building. Lots of open space with a few breweries and casual eats that I can go to with my friends after we play pickleball, volleyball or ride our bikes.
The same as today 😊
able to enjoy the beach without a freeway next to it
A natural looking landscape. Open views and vistas. A great "family feel" where people felt safe and welcome. Very little traffic noise. No commercial development.
I live here, fuck off tourists
No buildings other than restrooms
It looks exactly like it does now
There are enough shops, restaurants, and tourist areas in north county. We do not need more development along the coastline affecting the ocean, marine life, protected habitats, beaches, and the local community. The only thing different that would enhance the coastline is a separate walking/biking path, made of natural resources.
Prop up the cliffs and it'll still be there. A lovely natural coastline
Restored wetlands and native plants with walking trails and a picnic area. Sand on the beach and clean ocean water. People walking and biking safely with limited car traffic
Open space and parkland

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

If it is really improved, then make sure you don't exacerbate the road congestion by removing roads and not replacing with another way through. otherwise all the amenities just leads to headaches. make sure you have enough ways to go there and enough parking. Make sure trees are planted along the road. Do not take away roads without replacing them. Period!!!
Still very beautiful, used by the community a lot - not excessive traffic, lots of walking areas
Keep it open space. NO MORE DEVELOPMENT along coastlines. Stop messing up our spaces for walking, biking, etc
I see it as it is now. No hotels and no restaurants. No commercialization. Natural.
Separate walking & bike paths with benches . Parking for vehicles
We've lived here for 38 years and the change in our city is sad. The Airbnbs have turned our neighborhoods into loud crowded party zones with no respect for the homeowners who have lived here for years and pay the taxes. All done without the permission of the people. That's why everyone is selling and moving away. Wr can't even go to a restaurant in our own city anymore. Not to mention the 4 story buildings taking over our neighborhoods and making it more crowded. Shame on you for only thinking about money at the expense of our beautiful village.
All new Restaurants, shops, mixed use to be east of 101. All reclaimed land west of 101 lanes to be open spaces; park, gathering, landscaped.
Open space with walking and bike paths, campgrounds, small winery/brewery, public bathroom and showers
Nothing... I would be stunned that there were leadership in the past, who could not be bought and bartered with to sell the last green space for short term profit. I would be grateful that 20 years ago, someone protected as a natural space for future generations.
exactly the way it is now
The same it is now. Keep the coastline clean of more buildings it doesn't need. San Diego is a giant tourist attraction as is, it doesn't need hotels blocking ocean views
I would like to see a lot of palm trees and nice landscaping with parks
People walking, surfing, sunset watching, beachcombing, & cycling exactly as they have for generations.
It's not broken, nothing to fix. I want it to remain pristine, just as it is.
A nice natural hiking trail
Scenic views, family environment, biking lanes, surfers walking safely, slower traffic, less noise, clean environment for nature walks
It would be exactly how it is today.
Open and unobstructed views. Designated open space nature preserve. Walking trails and informative maps with information on sea and wildlife.
Open space
A safe path to bike, run or walk, but still allow for vehicle parking
Safe roads for drivers and pedestrians. Clean restrooms.
No restaurants no hotels
Natural open space with unobstructed ocean views.
I see it a piece of California that you can keep your eyes open take in the scenery the smells and imagine that hundreds or more years ago people were enjoying that moment.
Being able to walk down stairs straight to the beach and sit and admire the ocean.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would love if it was just as it is!! I would like for it to stay non developed. Leave the coastline natural.
I think it would look a lot like most of the other coastal towns in the area. It would be fun to walk around and have more space but I would be sad that Carlsbad wouldn't be anything different from the other cities and that the views driving down the 101 or the 5 would never be the same. if I wanted an option like moonlight I could go to moonlight, but there wouldn't be any options like Carlsbad currently is now.
The main thing I would like to see is the flooding better controlled as well as sand erosion onto PCH/south Carlsbad rd. These things create traffic
Nothing
Open areas, nice public beach administered by SD county or City of Carlsbad, maybe even a state park. Beach access, historical markers and education.
Open views of ocean, walking paths, open space
Exactly the way it is today!!!
Untouched coastline. We don't need any more "stuff".
I would be disappointed that this area had been built on! It is one of the few spots left with NATURAL beauty. Please don't ruin it, and PLEASE - NO HOTELS.
I looks same as it was in 2022. I'm glad some shithead townie politician didn't fuck this up.
Openness calmness the beautiful blue see a few benches and a pathway
Tons of native plants and animals allowed to grow undisturbed
I see it being what it is now.
Less people, less shops, less homes, more open fields, no business, the opposite of Encinitas and Orange County. Less homeless.
A great bike path with parks along the way and scenic views
If it's been "improved" by leaving the coast alone I'll be happy that it can still be experienced as a beautiful, natural environment
It's still a natural and unspoiled road with beautiful views of the ocean. It's the exact same as it was when I and my parents were kids. Leave Carlsbad alone! Carlsbad is looking more ugly as you city council members keep allowing developers to build ugly developments, hotels, and buildings. For example, the new hotel on the 101 and La Costa Ave (used to be a restaurant) is a total eyesore!!!
I would like it to be left alone and all developments have stopped. We shouldn't be building next to the coast like that
Largely undeveloped public space. Reduced speed limit.
dining with ocean views parks with ocean views
The only thing I would like to see is a walking trail that is safe for pedestrians along the coast
Unobstructed ocean views. Protected bike and walking lanes. Family vibe.
Open natural space, more parking and bathrooms
Exactly the same as it is right now.
Open spaces, bike lanes, easy access to beach, less traffic unharmed natural coastline
Beautiful unobstructed coastline view.
Family, oceans, recreation, safe biking.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

We need open spaces. No more hotels, no more restaurants, no more subdivisions! Really....stop paving over paradise for the 1%
I see it like it is or was years ago before all the construction and over building occurred. Stop thinking that more is better. Leave things alone!
I'd cry from the destruction created by our city's interference. Leave the coast alone!
None. Keep it the same
Organic pathways and meandering trails, NO, I repeat NO large buildings, hotels, shopping centers, restaraunts etc
Nothing much changed
Reduced speed. 35 or 25. Oceanside to Encinitas 25 mph would be great. In a hurry take the freeway or el Camino. Leave it as wild looking as possible! It is beautiful. It is our Big Sur! The older pars are the best parts!
Open space nice wide bije lanes organized parking
Naturally preserved with just a couple extra perks than now noted above in my options picked
Place where you can park, have a walkway, beach access.
It would be exactly the way it is right now.
No new buildings, more open space and less traffic
Leave it as open space!
I see it natural the way it is. No shops no more homes no businesses just a peaceful drive
Leave as is!
Unobstructed view of the horizon. Safer parking. Easy access to the beach below the Bluffs.
It Is not excessively developed for corporate interests like Oceanside
Untouched coastline views
Open space don't change a thing. There's enough changes going on in the village.
I would love walking along a pathway enjoying the ocean. Having benches and other seating around would be wonderful. If the Coastal Commission would approve it, multiple staircases down to the beach would be ideal and hopefully keep people from climbing down the cliff and eventually destroying the cliff.
It should remain pristine and undeveloped. There isn't enough of that in north county.
more nature, bike paths, less businesses and apartments, less homeless people on the streets
I smell the fresh salt air unubstructed. The views are green grass with paths for walking. I hear the ocean waves crashing and the birds flying over head. I can ignore the stresses of building and restraunts and noise and enjoy the beautiful coasal advantages Carlsbad has. As tourist leave there stress for something unique, not more of the same business and busyness
I'd see views of the coast and ocean unabstructed by huge hotels, resorts, and shopping centers. There would be plenty of places to pull over to watch the sunset and waves. I'd see our town's natural beauty, the reason we all live here in the first place.
It remains unspoilt and as natural as it is now..it stands out from all the other cities nearby for being different with great views and good accessibility. There is more safe space for walkers and the speed limit has been reduced to 35mph. Parking/meet up areas remain unrestricted (without fees). Anyone who wants food, drink or to go shopping can easily access those things in the surrounding area, not on this stretch of coast.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Absolutely NO hotels or businesses. Any type of construction would be an absolute tragedy. The best part of that area is its wilderness feel. I would be outraged and incredibly upset to see any type of construction happen in this area. Ideally it will feel like untouched nature.
Public parking, open space and unobstructed ocean views
Open beach, no development
Uncrowded beach no hotels
No hotels and no restaurants obstructing our beautiful coastline
Able to drive the coastline like it is now
Open space in its natural terrain with walking trails and biking paths. Beautiful views of the ocean and free public access to the beach.
Exactly as it is now
A nice stretch of unaltered coastline that is a breath of fresh air compared to the other commercialized stretches of beach. I'd like to be proud that Carlsbad citizens stood up and said "No" when a greedy few wanted to overdevelop a beautiful area that didn't need "fixing."
No hotels or restaurants or any buildings for that matter.
A beautiful open space free of traffic and shopping. The village is already where people can go. Leave So Carlsbad alone from retail development
I don't want it changed. This is not Orange County. We don't need to fill up every space cloaked in "making in better."
No change. Stop building everything. The beauty of South Carlsbad is that it is not built up along the coast!
no hotel, no restaurants, no homes or condo's. No building. A big park that is tourist friendly would be best.
No restaurants, no public buildings. Yes-parkland - natural.
I would like to see native plants and animals thriving. Maybe the occasional bench and garbage bins for people to use while they enjoy the beautiful green space that has been left alone to thrive.
It would look the same
More parks and open spaces.
UNIMPROVED. leave nature alone.
I'd rather have it be all beach and nature.
The incredible coastline view free from overdevelopment and accessible to residents with expanded parking integrated into greenspace design.
no changes
a walking path, free from businesses and commercial clutter. Senior citizens, young families, joggers of all sorts enjoying the ocean view as they move along the walking path. Dogs on leashes, no trash, no businesses selling takeaway food.
I wouldn't want to see drastic changes, just a few small enhancements to bring out the best of the natural space. I don't want to see it turn into a shopping mall with retail stores and convenience stores. But, it would be nice to build a community park that includes a playground, a dog park, and a dog beach. I imagine that whole space to be a car-free zone, with EV charging stations, bike-only lanes, and pedestrian-only lanes. It would be nice to have a cafe or two nearby to grab coffee for a morning walk or sandwiches for a sunset picnic!
Hotel, shopping, bike path, restaurant, tiki bar

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I see a rare view down the California coast next to the city... a natural coastline with minimal development reminding visitors the beauty of what it looked like before development
Basically no change, other than maybe better pedestrian paths and *separate* bike paths.
bikers, joggers, walkers on boardwalk while others are stopping for ice cream. Umbrellas and swimmers on the beach. Open restaurant with outside patio facing the ocean. Music playing for the public, under cover p i and security also walking for safety, free public parking lot not far from boardwalk and specialty shops only
I would go there often, relax, enjoy fun times with family and friends, enhancing our lifestyle.
natural restoration with limited vehicle traffic/parking to enable more utilization of the beach environment
Less people. Walking areas. Biking areas. NO SHOPS. Please do not turn this area into Pacific Beach or Venice Beach. TACKY
Similar to Laguna Beach with parks, walking trails and restaurants. Just not as over done. Still have open space but sprinkle these in without overcrowding.
A place where the community gathers to exercise, to relax, to appreciate the beauty of nature.
No hotels, no visitor use commercial. A nice coastal drive with ocean views, parking for beach access, and good bike lanes. Preserving the natural coastal landscape is key to maintaining the experience of Carlsbad.
Protected bike path, wide sidewalks, opportunities to sit and enjoy coffee, cocktails or snacks with ocean views. Plenty of places to park and beach access
No changes except for easier access (see more free parking comment). Carlsbad has already destroyed the Village with sell-outs to developers. Please stop it.
it looks like Del Mar beach
Nothing has changed. Open land with great views.
Beautiful!
In twenty years, this section of Carlsbad might well be one of the few remaining open beaches in Southern CA that hasn't been developed with private homes or commercial purposes. The City of Carlsbad should preserve this for future generations to enjoy.
I see the clean area that feels like it's been the same for years.
I am NOT visiting. I live here and want to see the natural beauty maintained.
There are no obstructions to the view. It still looks rugged and gorgeous. A last bastian to the remaining coastline. Maybe there are walking and biking trails, shaded areas for people to enjoy the view. No hotels or commerce, we have that elsewhere in Carlsbad. Once you expand you will lose the vibrancy of our current village.
It would be preserved exactly how it is now. Just as the people 20 years ago did for us. Do not ruin our coastline just to line the pockets of developers from LA, Bay Area, and internationally. Stop trying to ruin what makes Carlsbad beautiful. Trust me, it's not a playground or park. It's the coastline how it is now. Not a Coach store or ice cream shop. Leave it alone and stop it.
A low-key park-like landscape where people could picnic and enjoy the coastal view. No retail space, no restaurants, no businesses--just picnic tables, seating and space for individuals and families to go to enjoy this beautiful ocean of ours and unwind.
A place that leaves the coastline mostly unfettered, where local families and residents can enjoy the landscape. Not a place for tourists.
I would like the area to stay the same as it is now. We have plenty of shops, breweries etc in other areas.
Improved as staying as is. There won't be anything left of our coast unless we save this shoreline NOW.
It looks like the California coast before the 1940s. Parking, people surfing, hiking, biking, open space.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

open beach land with a few low rise concessions in two locations, one to the north, one to the south.
No need to improve. Leave as is
I see runners and cyclists NOT sharing a single lane, cars can park without worrying about hitting runners/cyclist, a beautiful grassy area with some shade and play area for young children.
I see open land destroyed and concrete replacing nature
Enjoyable because it is not cluttered with shops, stores and junky retail. Keep it open and natural. Enjoy the views. You can buy sunscreen and soda elsewhere.
Pristinely natural as can be and not another paved over retail, restaurant filled, over crowded mess. Keep some things as is is not always a bad thing, there are plenty of choices all over this town easy to get to. Let's remember those who live daily lives here. All towns have their challenges, lets simplify for a change. Studies don't always end up the intended results they try to provide to the true residents, but natural beauty well cared for never disappoints me!
Public parks above the beaches, with NO commercial development. Moving Carlsbad Boulevard east to make room for this is a good idea.
What I saw in the Sixties
I would hope it wasn't spoiled with over ambitious development
Pristine beaches. Happy Carlsbad residents enjoying the environment.
Open space, walkable, green, beautiful.
Beautiful natural coastline with wide walking paths that connect downtown Carlsbad and Laucadia. No stores, no shops, no development. Just ocean views and breezes
No development, no shopping, no housing I'm just enjoying a nice drive on the coast with an ocean view
Additional parking, unobstructed views, bike lanes and walking paths (seperate)
Leaving it the same as now
How nice that they didn't put buildings all over it.
Exactly what we see and enjoy now
Not cluttered and obstructed with giant hotels!
more beautiful areas to see the ocean and enjoy its beauty
New MODERN architecture(nobody likes the new building on Carlsbad village drive right next to the freeway, the colors and architecture look like it's been there for 30 hrs) beautiful outdoor dining, rooftop dinning/bars. Great landscaping to meet friends and enjoy a drink/coffee/bite to eat, great date night spot to enjoy the view!
Low traffic, uncontested beaches, small-town vibes, proud to detest overdevelopment
a beautiful coastline with a soft natural appearances easy to walk and bike, a break from the very high congestion that surrounds this unique area
open space to walk/hike and picnic
the same as it is today
Open space, view of ocean, no traffic.
Ocean breeze. Friends and families relaxing, spending good quality time together. Beach activities (vlyball, horseshoes, smash ball, bag toss, surfing etc
It feels exactly like it does today!

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I see the beach and ocean only, not businesses or homes!
If you leave it alone and do not change, I would like but if it's changed I wouldn't like!
Lots of open public free space!!! No retail shops or hotels taking over! Nature is beautiful and should be protected over retail shops and hotels.
If you leave it alone, that is what I would like
No more building or development. I wish it was left alone. All of the rest of Carlsbad is being developed into structures and harm the native wildlife and natural landscape.
Ocean views free from commercial, residential obstruction
It's still the same
more family friendly, convenient, more relaxing in shades
Nothing would change.
Open space. Parks. Natural coastline plants, hills, bluffs. It would NOT look like Orange County. So sad what is happening to our city and how our "official" are selling it and us out!
Open, undeveloped coastline
"Improved" you have to be kidding. Keep it how it is.
More parkland
Easy to park access to coast, and amenities.
Natural beauty of coastline with minimally changed to add natural looking spaces to picnic and dolphin watch. Safe bike lane too
I like it as it is. If you must move the road to the east, then a bird sanctuary would be nice.
an area combining nature and conveniences.... maybe a nice beachfront restaurant or brewery that incorporates its natural surroundings.... areas to bring dogs and kids..... running paths..... ice cream stands..... make it a beach/boardwalk atmosphere
It would be the same undeveloped coastline with better pedestrian access and walking paths
Maintain its rare and highly admired open space and ease of access for local residents. Add minor upgrades mentioned earlier (safe walking path, clean public restrooms, a coffee or ice cream cart/kiosk or two, tent on sand with minimal beach gear/toy rentals)
A beautiful people friendly space that is not congested with tourist shops and/or restaurants.
Pristine open spaces, easy access to the beach, no new buildings, zero hotels, no commercial presence at all.
Less cars. Less people. Less pollution. More nature.
Just like it is now!!
No development at all. Protected open space with open unobstructed views
Available parking and access to the beach. Public restrooms. Park area.
There is no new hotels, just couple of casual restaurants, 1 coffee shop and 1 brewery. There is a community area with lots of sitting area with movable umbrellas and at the end a big flat square for community work out classes. You get a discount for being a local and some sitting areas are only for locals.
I love it the way it is today and I wish it stays that way in the next 29 years. I like the fact that it is not super busy and I can take a walk and relax without crowds around me

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Nice bike and walking paths with ocean views
Leave it alone!
At lot like today
Unspoiled coastline
The pavement would be smooth and maybe some benches to relax, but no structures.
A beautiful exercise and family gathering space that does not requiring spending any money.
I wouldn't more traffic, more pollution, more people destroying what is left of the coastline
Relaxing, peaceful coastal space. An escape from any chaos or city. Something that makes you leave with a magical feeling and healing experience.
Similar to Heisler park in laguna. Nice green space with walking paths, picnic areas, benches to sit and enjoy ocean views. Clean public restrooms. Nice place to take a family picnic.
Beautiful undeveloped land with a walking path along the coast and maybe a bike path.
A trail along the bluffs from terra mar to ponto for walkers and runners, a park for kids to play, and occasional spots for drinks and dinning on the inland side that don't crowd the beaches
Open natural place to walk
areas to walk, along with restaurants and playgrounds and convenience near the beach. Moonlight beach in Encinitas is awesome!
Less traffic, no more stupid red arrows in non busy streets, no more construction. Good luck!
When I drive south from downtown Carlsbad to LaCosta Ave, I would like to be able and stop at a restaurant or wine tasting room with ocean view and relax (and watch the sunset)
Well I live just opposite it. It should be safe and pedestrianized. Without shops or restaurants or homes (we have enough of these close by no more please!). Even pavements, not dirt. Bike paths and walking paths separated so you are not taking your life in your hands when you walk. Maximum speed set. Coastal landscape - well maintained. Like Cardiff trail.
the natural beauty has been preserved while allowing more public access
The ocean views and access continue to be open to all. No retail along this section of PCH - preserved the open space for recreation activity. Don't want to turn this area into Encinitas/Leucadia.
I hope it's the same as it is today.
No development. Enjoy the same beauty and environment just like it was 20 years ago. I don't want to become Del Mar, Solana Beach, or Encinitas. Those towns have been ruined.
A beautiful coastal community that is friendly, fun, and offers easy access to the beach. The area is clean and family oriented with wonderful walking paths and occassional convientient stores that are well integrated and non imposing to the natural beauty and view of the coast line. As a resident of the the area, I would like the city to pay attention to the traffic flow and the impact to the local community. The improvements should not create traffic bottlenecks that negatively impacts the freedom of movement that we have in the area.
I'd like to see fewer cars.
A disappontment as my memories of the unchanging beach has been removed for money making businesses. Leave it alone.
view of ocean and more beach access
It would be wonderful if a person could start in the village and safely walk/bike/skate all the way to La Costa avenue along the beach, with grassy areas and playgrounds. Something like Mission Bay.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Outdoor spaces to enjoy/relax. spacious and not crowded feeling. dog friendly, plenty of shade and ocean views. outdoor dining options. maybe small boutiques
protected, easily available for anyone to walk and ride bikes safely. fewer cars or at least less noise pollution and cars driving slower.
A safe pathway for walking on the west side (similar to the stretch in Cardiff, along San Elijo). Multiple choices for dining (casual, take out, neighborhood bar, etc.) along the east side of the road.
less noise/no traffic, more green
The road has shifted but it feels the same as it is was in 2022. The City of Carlsbad didn't allow a precious bit of California coastline to be ruined by filling it with consumer junk I could go right up the street to the Ralphs center, to downtown Carlsbad or up the hill to Bressi to see/buy/dine.
Regulate RV parking and enforce laws preventing homeless from living in the parks on the coast . Increase safety. This plan will not work if there are no laws in place to prevent it becoming one massive homeless encampment.
We don't need more shops, restaurants, coffee shops, hotels, car dealerships. We need to keep this exactly as it is; a natural drive along the coast with no visual impediments.
An overall much better balance of modern conveniences and nature. No more paved roads to nowhere like the old tarmac between Carlsbad Blvd south and the campground. No more ugly park maintenance buildings blocking the ocean view like at Avenida Encinas. Low profile, well placed, and easily accessible restroom facilities. Planned roadway and parking areas away from the beach and beach cliffs. An electric shuttle vehicle fleet servicing parking to/from beach access. Bicycle repair stations along the dedicated bike path.
Wide concrete path with landscaping and areas for groups to gather. The path would connect areas with casual dining or local shops.
Just the way it is today
It would be full of natural places for people to gather and be outside. Keep the shopping/food environment in downtown CBad. That place needs the help. The waterfront in Santa Barbara is the most ideal. Places to bike ride. Picnic. Relax.....
Don't ruin our beautiful Carlsbad coastline by cluttering it with more shops, etc. Which will only create more traffic!!
I see open views of the coastline and natural habitat. Parking for Beach access and to experience the beautiful ocean views.
I see a little bit of the old Carlsbad along the 101. The rustic dirt shoulder that you can safely park in, the wonderful smell of camp fires along the campsites and people enjoying walking/biking without the rush of commuter cars and loud engines.
Wow, not full of shops, restaurants, breweries, etc. You can actually see the landscape. What a concept!
Keeping shops on the eastern side of the 101 in order to still enjoy the view from the road
Super clean and well thought park.
I see friendly trails, areas where people can sit and enjoy the view, picnic areas (with umbrellas), more restrooms along the trail depending on length.
Carlsbad has and is doing a GREAT job, as a steward of a really beautiful part of Southern California. We LOVE the patient and slow transition to change. So ...no change in twenty (20) years would be a beautiful thing, in preserving this amazing portion of Coastal Carlsbad
A nicely maintained open air area that facilitates enjoyment of the beach, exercise, and the SoCal weather.
Little development, open space
safe bike path into the village. at least one parking lot with a bathroom
No opinion

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A relaxing coastal beach with little shops. I like to see Carlsbad retain its little town feel.
It stays as natural as possible supporting the wildlife in the very best way. Unobtrusive trails for walking and biking.
a significant and recognizable greenbelt for recreation and preservation that supports Carlsbad's commitment to capping land use.
It would stay the same
i would like it to look pretty similar to how it is now - still has beach town energy, not too touristy, and with lots of open space behind the roads. it feels natural right now, and i want that to maintain
Walking trail far from cars with trees on each side of trail. Half way next to trail a few places to buy a quick snack with tables to sit and eat. Be able to hear the ocean. No bikes on walking trail.
Relaxed place to hang out and enjoy some time with family and kids.
A long, linear park with minimal hardscape improvements that is buffered from vehicles. Places to stop, rest, gather, etc.
Don't want improvements. Don't want more buildings
Ecological Preserve
A safe, off the highway, bike and walking path.
Walking area off the road. A dog beach and responsible dog owners with their dogs on leash walking picking up after their dogs. And fines for those not!!! To pay for all of this. There would be a ton of money coming in and the bad owners gone!
It would be great to be able to safely ride my bikes with my family grab lunch and play in the water then ride back to a car parking location. Even go for a early evening work out over looking the beach.
Natural coastal plants. Non-pollution public transportation. Clean and attended restrooms and water access. Natural ebb of coastal lands feeding the shoreline beach. No hardened coastline defenses. No business profit motivation.
Walking areas away from the traffic would be lovely but not the buildup of restaurants, shops etc. you are referencing. The charm is its open, natural beauty.
I like it how it is now so in 20 years I would come back and it would be very much the same.
A walking path along the water with upscale restaurants and bars facing water, retail on the other side. Examples: walking path in Wailea, Maui (amazing!). Cedros avenue, Del Mar, Laguna beach
keep it the same, perhaps develop the inside area but retain the boulevard and use foot bridges
the same as it is now, this is why people visit Carlsbad, it feels old school, small town, homely
Park with lots of trees, food venue.
It's an extension of the beautiful wide beach above Tamarack Ave, with nothing to prohibit people from just walking and enjoying it, or spending the day on the sand.
I see it pretty much the same, open space, a community park/picnic area, bike trail/boardwalk along the coast. Similar to San Clemente's boardwalk/path between the piers. That is amazing.
Walking and biking trails, places for kids to run and play, benches with views of the ocean, couple of restaurants (but not so much to cause congestion)
The natural beauty should remain as much as possible except for mediating for ocean encroachment to the road. There are very few places along the So. Cal coastline with the natural landscape of this area. It would be a shame to destroy it.
Something similar to moonlight and downtown Encinitas

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

<p>Alot of open space as there is now without the cold and modern look that has ruined the village. We have too many eating places as it is in this City. We don't need any more. Focus on bringing back the shops in the mall and keep them off the beach</p>
<p>I can see people biking and walking to South Carlsbad from the village. Spending the day on a nice beach with amenities of luxe beach chairs, umbrellas, cabanas you can rent, free shaded picnic tables, kiosks for tacos, ice cream, convenience items, surf lessons, parking and golf cart and bicycle parking. Families playing together at the beach.</p>
<p>Meeting friends and walking, biking and bringing our dogs to the beach</p>
<p>Untouched and natural</p>
<p>Please do not make like LA where there are almost no locations left with nature. I would like the percentage of coastal business/nature about the same.</p>
<p>Pristine undeveloped nature</p>
<p>Park like, clean, crime free, graffiti free, not overly developed, easy ocean access and views.</p>
<p>No hotels. Restaurant with view. SAFE Trail, bike and running space.</p>
<p>open space with picnic areas and native plants all around</p>
<p>I can run safely alongside the road, find parking, have benches (not for meals, but for viewing), eat at a restaurant with a tremendous view, have more sand (less rocks) on the shore.</p>
<p>Same thing</p>
<p>I'd like to see the area preserved with minimal to no development</p>
<p>I feel as if I stepped back in time. Sun, san, and me!</p>
<p>I'd see a clean coastline that is well maintained from trash, especially cigarette butts. Carlsbad residents had convenient and prioritized parking + access to beaches over out-of-towners. Pet owners have an area for dogs to frolic and enjoy the beach off-leash. A designated bike path away from the street is available to enjoy the coast safely. And I would be able to enjoy a picnic on the coast with my family.</p>
<p>I would see a clean, wide boardwalk with accessible parking. I would be able to grab some ice cream or a light bite. It would be dog friendly.</p>
<p>A better beach experience similar to PB and Ocean Beach with restaurants, bars, and retail along a boardwalk</p>
<p>One of the last remaining natural coastal areas in the San Diego region</p>
<p>Sea wall south of the campground with walking only & a separate bike path. Still camping for sure don't take that away! Bring in sand along the entire stretch . Would it help to add a real rock jetty so the sand doesn't wash away?</p>
<p>Open space, viewing areas, not over developed.</p>
<p>A safe vehicular route and a separate safe bicycle route that could not have cars crash into it.</p>
<p>Keep it simple- just like it is. You could add a small bike/surf rental shop</p>
<p>enjoy the coast line with unobtrusive parking facilities and limited commercial/retail facilities. It would be nice to have somewhere to sit and buy a coffee, cold drink or an icecream but at the same time the charm of this part of the coastline would be spoilt with too much commercialization</p>
<p>It would look pretty much as it does today. Moving roadway would be the exception if absolutely necessary</p>
<p>green belts, a few vendors/food spots, ample parking, stairs to the beaches in several locations, park area with play ground.</p>
<p>it would be open space with parks and some parking with beach access. There would be paths for walking and a well-disguised bathroom</p>

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Stabilize the bluff or realign the road to be sure the roadway is safe. Traffic circles at Canon and Cerizo. Not much else.
A fun place to hang out
Relaxing
stabilized bluffs no commercialization easy beach access
Residents and tourists enjoying our beautiful coastline. Trash receptacles. Children having a playground
Still nature like and open spaced
I see a largely untouched by commercialism, beach. It's bad enough that I take my grandchildren to the beach and advertisements fly over us the whole time. Some of them not kid friendly. The commercialism in CA as a whole is absolutely ridiculous.
it would look exactly the same as it is. Everything surrounding is getting developed and "usable". Why not let this be an open nature reserve
The same gorgeous open views with maybe some scenic trails
It would look exactly like it currently does! Can't you leave it untouched??
the current smooth cycling surface with limited cross traffic (not like Encinitas or Leucadia). Also a running/walking trail that is plenty wide for all folks.
I am worried about the Homeless taking over the beach area. If we had Public Parks then it would not be safe for families!
Family friendly beach access and parking with a pedestrian pathway separate of bike lanes.
I would like to see a place where the land can be utilized and enjoyed but NOT taken over with high buildings and businesses.
An uncluttered, serene, clean, restful, safe, place for individuals and families to enjoy without being encumbered by an over-commercialized environment we all are exposed to in our daily life.
Outdoor walk, dine in eating for lunch more walking, visit to my acupuncurist return home.
full court basketball & play ground, families have a BBQ and plenty of parking with a open air brewery & winery with a fine dining restaurant with ocean view
I would hope that as much of this land remain open space with as little concrete and asphalt as possible. Trails designated for walking and biking safely off the highway. I would like a neighborhood park rather than a community's park which would be an amenity that was utilized primarily as a walk to or bike to destination by those who live nearby.
nice long wide walking path with a wide bike lane next to it along the whole coastline and plenty of benches to sit and enjoy the view. Plenty of parking within walking distance.
My wife and I would park somewhere down Poinsettia and go for a jog along the coast - safe from traffic. Afterwards we'd enjoy a margarita-with-a-view to reward ourselves for a job well done. We'd no longer have to park in the Village and limit ourselves to that section of the city. Ideally, we might also get some more access points to the beach. We also wish there was a portion of our beaches that allowed off-leashed dogs. Maybe the old Encina power plant site has been turned into an amphitheater and Carlsbad hosts a Summer Concert Series like Aliso Viejo does at their city park. (A man can dream, right?)
Free access to the ocean and more native vegetation, including trees planted, but not where the nice view to the west exists today.
Well constructed bike and vehicle lanes with reinforced cliffs to mitigate further erosion, with NO shops or restaurants or businesses along that stretch of natural landscape and panoramic views.
Safe with families and singles and all age groups enjoying park/beach-like atmosphere with litter control and services like restrooms and some concessions available.
more parking areas

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

No backup traffic congestion because you failed to plan for people to act they way they are going to act instead of your idealistic view just because you changed it. Beautiful views of a protected coastline.
The only break in buildings between Oceanside and Encinitas. You can take a leisurely drive south with the Ocean view unobstructed in front of you.
Wide sandy beach, bathrooms, showers, safe scenic bike path, pickleball and basketball courts. plenty of free resident parking
We do not need anymore shops and restaurants. Please leave us a little bit of heaven that the residents (you know the people who pay property taxes) can enjoy. We have plenty of dining and shopping.
Beautiful, open coastline not marred by restaurants and shops.
Beautiful native trees and plants, excellent views, paths to walk, jog and bike...only one or two shops, mostly natural space and park-like areas where we can capture the magnificence of the beach views in this area
Protected natural coastline with lots of wildlife ad opportunities to be out in nature without cars or shops
A gaggle of people walking, biking, socializing and accessing the beach with several establishments present. Those establishments would be smaller as to not overwhelm the views and overall feel of the area.
Pedestrian friendly, shops and casual restaurants to walk and enjoy the beach view.
Open space, no buildings, some parking, safe trails for pedestrians and bikes
I would like to go for a long walk and maybe stop outdoor somewhere for food or drink.
Safe for families and kids to walk, bike and enjoy the beaches and natural beauty and views...free from the over development of OC beach towns
People out walking a biking along the coast, a couple spots were you can sit and eat/enjoy the views at outdoor cafes or bars
I see myself sitting in my car, looking at the concrete and remembering how unspoiled and beautiful it once was.
Nothing! There would be no building, no worry of trash, and the coast wouldn't have anything built on it.
Depends upon the demographic of resident moving into the area.
Development similar to public park (I believe its called Treasure Island?) at the oceanfront of The Montage resort in Laguna beach where parking and restrooms are underground. I would like to see that there are wide walking paths closer to the shoreline and separate wide "off street" bike paths for young families. All pathways have seating overlooks every so often, drinking fountains and foot showers for those returning from the beach. Shade is provided by trees only so as not to impede views out to the ocean. A few large long linear open lawn areas are provided to the west of the pathways for unobstructed activities such as for frisbee throwing or to throw down a blanket for a sunset picnic.A few picnic tables, but no large group picnic gathering areas. The area provides passive activities and areas for quiet meditation or reflection with the majestic ocean. Public art and interpretive signage provide information about the migration of whales or shoreline protection or other educational facts about the Pacific Ocean.
I would see a park-like atmosphere where I could easily find parking and enjoy nature.
Clean water, clean sand, and just nature
Widen the bridge at Ponto beach to allow pedestrians and bicyclists easier/safer walking/biking access to existing hotel, restaurants and bar while not shutting down lanes of traffic . Integrate appropriate existing campground areas to allow the existing restaurant more public access/ parking to further the wonderful neighborhood feel and allow visitors to the campground to experience what Carlsbad is all about. Address homeless issues so that beaches and park areas are not used as temporary shelters.
Beautiful landscaping, good beach access that's attractive, flowers, a few little restaurants with nice seating and ocean views. More and better parking that you don't really notice, because it's beautifully landscaped. Again, we are the flower town. This is a neighborhood area, we don't want it tacky or commercial like PB or anything like that. It should be beautiful, people friendly, neighborhood and above all, provide access.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A natural coastline with a safe path for walking and running, and a separate safe path for binding. Places to sit and view the ocean. Places to picnic. Parking that is out of the way.
No buildings to block view and access to the ocean. Less bike lanes. Limited day use parking adjacent to the entrance of the campground (where the old road was 20 or so years ago) to give people day use access to the beach along the campground. Develop the barren open areas as greenbelts.
Beautiful stretch of beach I can walk along, grassy park overlooking the water with seating, kids playground to bring my grandkids
I'd like out to look the same as it does now.
Open beach accessible to all. Ocean views, free of buildings.
A great view of the ocean and surfers.
Nice parks, nice tournament quality sand volleyball courts, benches, sidewalks, no more homeless guys in vans
Neighbors hanging out in their neighborhood. Friends meeting to eat, drink, walk, bike, and spend time with one another.
I would hope that there are still native plants and animals using this stretch of land and the ocean is still blue and it is quiet and clean.
Parks and volleyball courts on east side, protected from rocky beaches
I see an "inviting" beachline, full of outdoor activities, like beach volleyball, basketball, pickleball, and maybe even a skate park. Taking up the coastline with commercial spaces isn't as beneficial to ALL members of the Community. Restaurants and shopping only encourages outsiders to come in, put wear and tear on a natural resource that ONLY locals pay for with high real estate prices and taxes. The income from sales and commercial overhead isn't what I see for our local future.
I'd love for Carlsbad to let nature be natural. It's one of the few stretches of coastline that is mostly untouched. You can walk, bike, run and drive this part of the coast with a view of the ocean, and the breeze and sun at your face. You can park on the side of the road in places and get out and enjoy the view, stand on the cliffs, fly a remote controlled plane or drone, have a picnic, meditate, take a pause during a run or ride. The view of the stars at night (not filtered out by light pollution) with the sounds of crashing waves and coastal nature surrounding you. The area should be left alone without Carlsbad trying to developers every inch of land. Please PLEASE listen to the Carlsbad residents, your constituents, and do not disturb this natural wonder.
I would imagine Carlsbad Blvd stay where it is but much wider cover on top of train line, where train line and train station move underground.
PLEASE don't put restaurants and businesses along that corridor! that would ruin the natural and quiet beauty there. Keep it natural - with just a park and walking paths ...
People enjoying things that no other place in Calif, offers.
Walking trails, picnic areas, parking, meditation gardens and viewpoints of our rising sea levels and nature. No shops, No bars, etc those would be inland away from the rising ocean levels!
Laid back beach restaurants/coffee shops like in Encinitas, but not overly developed with retail shops
No buildings, just the natural landscape, why must we develop every square inch of Carlsbad?
Beautiful sandy beach with parkland and easy access to the beach
Restaurants and stores on the east side, and parks on the west side with bike and running lanes. Plenty of parking.
bike path and walking paths have been created with more greenery, and we can bike and walk separated from the cars, not have to walk in the bike lane
walkways, benches maybe water fountain
Park like walking paths with view of ocean and places to sit and enjoy.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Pretty similar to today.
Lots of green and areas for young kids to play, others to bike, walk, or jog. People have room to have dinner/picnic that they bring with the beach views. Enough parking that allows locals to come and enjoy the area. Not very industrial but some places to grab some snacks, coffee or ice cream to enjoy in the area.
Big ocean view, no buildings, lots of unobtrusive parking, a giant community park where people safely walked, biked, gathered for parties, maybe concerts, cool sculptures, played pickleball, no need for grass, sand is fine. It would need to be easily patrolled by police to keep trouble at bay as it would be attractive to both law-abiding and non-law-abiding people. You'd need a plan to keep homeless people from taking over, like maybe put them in mental institutions where the severely mentally ill belong. Hopefully you won't have to charge for parking, but if you do, maybe only charge non-residents.
Easy, safe and separate flow of all traffic (pedestrian, bikes, cars). Open natural and park spaces.
I'm able to take a nice long walk or bike ride all the way from the village to Ponto Beach safely. There are playgrounds along the way that I can take my kids to while we walk, bathrooms to use and concessions to purchase as needed. I have access to the beaches and parking without concern. There's tons of people out with their families surfing, playing beach volleyball and enjoying the sand beneath the swings.
There is a large open space park on both sides of 101, with the beach on the west and a park on the east.
It's an unobstructed view from the roadway, with a variety of fun "experiences" on the east side of the avenue. It has sufficient offsite parking to allow many to enjoy the beach.
A thriving place full of beachgoers with amenities similar to what you have in Del Mar at Power House Park
Beautiful grassy area with great eating locations
Beautiful space that Carlsbad City wisely saved for generations to come to see what coastline used to look like in this area. Please preserve!
Parks and grass
Peaceful, not crowded with businesses. A place to enjoy the beach, surf, paddleboard, camp, hike, ride bikes, picnic, sunset and get away from the crowds locally.
I would like it to remain as is with no changes. Carlsbad does not want to look like Encinitas or Oceanside totally packed with homes and retail
More parking, park area, dining and playground. Similar to Del Mar where the park and Jakes are.
a combination of open space with trails, retail and restaurants.
Beautifully landscaped coastline with a sandy beach and limited parking. Excellent traffic control to prevent long delays along the coast. A look akin to the coastline in Laguna Beach, without all the shops. Maybe a restaurant or rentals down at Ponto where there is more sand and parking to accommodate it.
There would be a much-needed park at Ponto, and there would be a wide walking trail that extends the length of the coastline. It would otherwise be in a very natural state with no commercial or residential development.
The area provides a quiet, inviting place to walk and see the ocean - it's natural and known for being one of the few undeveloped areas on the coast. We are stewards of the land.
Open spaces, beach access and beach views, places to sit and access to walk along the water at low tide. Thanks for asking!
A natural park-like experience to preserve the coastline as it should be.
Not much has changed
Nice bike path, more parking for cars not RVs. Large grass park
The ocean can be seen while driving, walking and biking. There is NO fence/railing/wall. There is a dedicated walking path, dedicated bike path, and two lanes in both directions for driving: ALL have clear, unobstructed ocean views. A community garden is available for people to plant fruits, vegetables and plants of various sorts,

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

with trails for meandering. The smoke stack is gone, and if the Poseidon water facility is there, then it's painted to fit it with the surroundings, with lights around the top to alert planes from the airport it's there for safety.
Large open space with minimal amenities that is safe for pedestrians, cyclists, kids, to enjoy the coastline.
I would see the beach and feel the wind. No buildings, no restaurants and its still city owned land. I could run, walk and bike this area and enjoy the view of the coastline that is unparalleled to all the cities around us.
Open space
There would be no more building along the coastline, and the existing open spaces would be turned into parks.
It would be great if it would still be as it is today. Natural beauty and not overcrowded because there are restaurants, shops etc along the beautiful coastline that also blocks the view
Similar to Moonlight Beach, larger car lot, lots of beach space, surf rentals, volleyball nets, taco shop nearby
Open space with walking paths like the lagoons, little to no retail or dining
It would just be open space/parks for all to enjoy with great views of the ocean
No commercial or housing between the road and the ocean. Either a linear park (like Santa Monica) or natural terrain with hiking and biking. This will attract us AND tourists to existing businesses east of road.
Open restaurants and brewery, sports park, bike trails
Less concrete , buildings and more Persian like gardens
it would be the same like it is today, un changed without stores, fine dinning, retail shops etc. It's the beach, drive inland for that and keep traffic away please
It would look relatively the same and we would see signs of the natural beauty including wildlife. There would be a few visitors but not many. No buildings or restaurants blocking views as I drive by. A natural, pristine coastline with little development.
Natural, authentic, indigenous landscape with innovative vernacular low scale architecture.
I can walk or run along the top of the bluff without being right next to busy traffic. There are fancy and casual restaurants with oceans views to eat at. The area has retained the laid-back, uncrowded feel of south Carlsbad. There are lots of areas for residents to enjoy, not just hotels and shops that cater to tourists. There are hiking trails that go completely around batiquitos lagoon so I can spend all day walking on trails and end up where I started (in a loop).
I visualize an area similar to the park next to the Harbor Fish Cafe in town.
Less asphalt, less dirt patches, more natural areas. Also, let's get rid of so many long stop lights, roundabouts would be better. Timed traffic signals to promote going speed limit.
There are still long stretches that are undeveloped but there is also an option or two for dining
Poor man's Pebble Beach golf course
ITS PERFECT AS IT IS LEAVE IT ALONE
Natural beauty, just the ocean & thd sand, no shops no buildings no crowds.
Affordable dining with good service, a place to hang out with friends and family and an area for dogs to be off leash.
I would like to see it the same with some clean up and routine road maintenance
Keep nature focus, don't put stores there
more & more people then will mean better areas for controlled access.
Relaxing place to dine and take the grandkids fishing off the pier.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

An open park with playground, bike paths, restrooms, picnic tables, enjoy joining family and friends in a game of wuffel ball, share a picnic lunch, fly a kite,...
The coastline looking great and a new rail guard for pedestrians
An area to ride bikes or walk. Plenty of parking. Easy beach access with restrooms nearby. Some shops/restaurants along the way. Benches/chairs/picnic tables. Snack bar. Fire pits.
I'd have ridden my bike from old Carlsbad, walked along a trail or path to enjoy the view, perhaps have a beverage or snack. In another visit, I would bring guests to enjoy a sunset dinner
Natural scenery
Costal interpretive trails, with separate bike path. Calm undeveloped area, with seating areas/benches and occasional toilet facilities. A respite from commercial activity. If commercial activity is added, that it be grouped in the ends of the defined area so there is peaceful areas preserved to enjoy sitting, picnicking, wading, hiking. Think Torrey pines state beach.
I hope it doesn't become over developed with retail and restaurants, but is still easy to access with the coastline still being easy access
An easy, aesthetic approach and place to park. I can stay in the car to show my older friends the coast/ocean. I could park for an hour or two to read a book, or walk the beach, or take pictures. I can get out and walk to a safe, comfortable, enjoyable place to sit for a while without being panhandled or inundated with noise, have a little space between other people. Have a quiet, less crowded place to go, (think SRF garden) with fewer people and no dogs. There have to be safe access to the beach. Access to the ocean. Safe place to swim, separate areas to boogie board or surf. And also for other events have larger place(s) more open for bigger groups to socialize, hear a band or quartet, get some food, go to an art fair or throw a frisbee or fly a kite. I'd like a place I can leave my car and take off on my bike for a half, or day's ride. (This parking should be away from the coast.) I'd love to be able to get to that space with a short bus/streetcar/trolley/rickshaw ride down La Costa Dr. or one of the other big avenues. There should be open sunny spaces, and places of shade. I'd like sand beach areas, rocks areas, and more native planting areas. Various walking trails, viewpoints to observe the ocean, birds--shore and inland, native and adapted plants/gardens, people watch. It would be nice to have some art pieces, or a place for installation exhibits. Little library boxes. Drinking fountains. Feet showers. Maybe safe lockers to keep thieves from stealing my car keys or camera out of my lunch box and then using the key fob to walk the parking lot to steal my car (this happened.) The lockers can keep food safe from marauding sea gulls (this happens too.) Busy active areas, locker areas, food areas, parking areas keep separate from the more natural areas so one feels like they were the original inhabitants discovering the ocean. Could there be some way for handicapped folks to get from a more distant parking lot to the car free areas without walking? Built areas should be interesting and artful, not the usual, run-of-the-mill building. These areas could maybe show case new 'fire-proof', green building materials and ideas--rammed earth walls, metal panels, solar power, wind generation. Sort of an exhibition of what is possible. I know \$\$\$ will be a consideration so maybe there is a way to partner with local architect/landscape architect/construction firms. Or have corporate sponsors of the products used or just ones that have some funds to donate. Dream big and build in pieces.
Able to cruise down the coastline on my bike with unobstructed views and able to buy and eat food right there with an ocean view also and able to enjoy a picnic or exercise right there
Improved? Improved from its natural state? Do not touch this area. Quit trying to build things up. Rising sea levels? That's your reason? Come on. Why don't we not spend the money and waste everyone's time. Leave it alone.
keeping it natural looking
How I left it.
Nothing for sale, just a beautiful coast line. We have enough restaurants and shops.
Open space

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A Natural coastline with NO playgrounds, restaurants, shops etc. How sad to take away one of the last undeveloped areas of north county. Please enhance the naturalness of this environment and preserve and protect it for future generations.
Paths for walking/biking
Integrated park like setting with better access to beach.
Not covered with more shops and hotels, I can still see the ocean
Measures have been implemented to protect the coastline from erosion and pollution
Open space with no changes
Parks, preserved coastline, without storefronts or restaurants
I wouldn't like it.
People dining on the beach...hear live music playing
I see activities we can do together as a community. To be outside and have places to go that get kids off video games. Bicycles are huge and kids need a safe place to ride and the mental/physical benefits are countless. Not to mention it contains the riders in a safer manner than them riding where they decide. It's a destination and from my experience at all the tracks/bike parks we go to we see the same people every week....95% of the regulars at these places are from Oceanside Carlsbad Carmel valley San Juan Capistrano and even some further. These people in Orange County SD pass Carlsbad to go to Temecula just for a pump track that Velosolutions built. If you don't know about them you should google it, it is incredible. The amount of business that would pour into the city would be a amazing. People would shop in the store that already exist instead of making new ones that are just duplicates of the ones already existing.
Open land and unobstructed views, maybe 1-2 view restaurants, bike lanes, walking trails, parks, more beach access
Park like atmosphere, with trees for shade. I could lay a blanket and have a picnic, and enjoy nature. Benches along a path to be able to sit and take in the view.
Plenty of preserved open space and habit preservation, with some conveniences like public restrooms, small areas of tasteful conveniences such as play areas, beverages, and water stations to refill reusable water bottles. Keeping the area pristine and natural and glorious while making enough walkways and play areas so that people can enjoy the natural beauty of the coastline. Keep the shopping in the village and at the Carlsbad Company Stores.
AS IS
overall design that enhances/jibes with coastal aesthetic, easily accessible eco-friendly pathways for foot traffic, native plantings to soften architecture, consistent architectural look and feel, shade cover, quality night lighting for safety and beauty, natural seating/lookout locations, food/drink offerings, pet accessibility but not overrun by them, tasteful recreation opportunities for kids of all ages (no skateboards), adequate parking that doesn't interfere with natural aesthetic
grass, trees, shade, walking paths
I see a coastline that has been preserved in its natural state—hillsides growing with flowers and plants where squirrels have their homes, stones that wash in with the tide each year, a well kept campground, a jetty that flows into Batiquitos Lagoon, and open sands where no buildings hinder the ocean views—just a few reasons why so many people are drawn to our city.
no hotels!!
Public access points to the beach, a natural setting to enjoy the unique panoramic views of the area, Not overbuilt like the Village.
A litter-free & clean, natural feeling space that's safe for all ages to enjoy walking, biking, & yummy specialty carry-out food—in biodegradable packaging. It would be wonderful to see exploration opportunities, too. Best

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

would be that the area is easy to access, discourages big crowds, and is safe for children, seniors, and everyone in-between.
A few shops, restaurants, and coffee shops on the east side of the road. Plenty of open coastline to see without buildings blocking the entire view. Easy access to the beach from street parking. Some casual restaurants with coastal views. A long stretch of walking and biking path to be enjoyed safely while cars have their own lanes. I do not like the shared bike and car lane like Encinitas, it feels unsafe for everyone.
A beautiful wild nature preserve on one end with scenic views, a walking/biking path, a charming local coffee shop/cafe. A blend of wild and raw beauty with recreation options and limited shops/services.
exactly what I see today. !!!!
I would hope that there would be fewer traffic lights instead of more. I would like to see u-turn lanes. I would like to see the open areas left wide open! As I drive north from Leucadia, I want to be able to view the water, not man-made structures. I want there to be parking spaces along the beach and easy access. I want people to think how lucky I am that Carlsbad still has not traded in their values for commercialism.
keep a beachy vibe and not over crowded and over built.
More amenities and access
More small shops like coffee, hip restaurant with good food, people shop, enjoy the beach with a cup of coffee. Like Santa Monica in LA
Walking paths Nature Sitting areas facing the ocean Picnic areas
just like now but with more e-cars.
Do not let it become a place for the homeless, drugs, trash and crime that plague too many places in California.
Busy with a mix of upscale restaurants, boutique shops and convenient, retail, rental shops for sports
i'd like to see it stay just as it is, beautiful ocean views while driving, doesn't get any better than this road!!!
less traffic and underdeveloped.
Walkable restaurants and bars casual and upscale.
Sea wall and street in parking like La Jolla Shores.
It is a wide open coast line without structures or parking lots. It is a playground for people to enjoy without having to spend money, a pure natural experience. The water is clean, the beach and sand is clean, basically as it exists today!
Large green field like Delmar beach with a play ground, Couple of nice restaurants and coffeeshop, and more volleyball net
No more commercial buildings please!
Families walking on boardwalk, eating snacks, playing games, having fun. No alcohol or spring break feel.
Fun
To be honest I like it like it is.
I WOULD BE SOOO SAD THAT THIS AREA WASN'T LEFT OPEN FOR ALL TO ENJOY eSPECIALLY IF THERE WERE BUILDINGS/HOMES BLOCKING THE CURRENT UN-OBSTRUCTED VIEWS!
The overall look and feel preserved, road-side parking removed in lieu of parking away from the beach with pedestrian underground or bridge crossing to get to the beach. Wide pedestrian walking path and protected biking path for exercising and walking.
Keep it as is with a dog beach and off leash hours at all public parks.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Parking with access to parkland and beach both
A safe and designated coastal walking and riding path with a divide from parked cars, and the coast highway. This could be inset enough from the bluff area and retain the coastal views. There are easy access points to the beach. No eateries or shopping. There are plenty close by.
Natural preserve with walking paths
Easy access to great surfing. Beautiful manicured park areas... easy access to the beach and the cove (for paddle boarding etc). Great places to hang out and have a casual dinner with some wood retail accessible to everyone.
I love the chiringuitos you find in Spain. Beautiful little huts that are not on the water, but a little off, and provide a peaceful spot to order a little food and a drink. Nice bathroom facilities. Dogs allowed!
An area focused around the natural beauty with family friendly activities and locations that counter the adult party/ drinking scene of carlsbad village.
Sufficient parking to use the area (e.g. parking structures at both ends), at each also rental facilities and places to eat. For the coastline a bike path and hiking trail for people of all ages and experience. The ability to access the beach at certain locations throughout the coastline.
A sprawling park overlooking ocean with grass, trees, bike and walking trails. A few restaurants and specialty stores but not overly commercialized. The rugged and natural beauty and simplicity of what's there today is not lost. A unique feel similar to powerhouse park in Del Mar.
Improved open space with park like settings. Wide winding sidewalks. Open walking trails. Sitting areas. Clean up ponto but preserve open space.
easy beach access for "locals" not a big parking lot or concessionaires carrying your junk to beach. Family beach not big party beach. no vendors selling stuff on the beach. some activity on beach but not too much restraint the openness of the beach. For example people see an open beach and want to fill it with volleyball or other concessions. That open space is viewed and used by us to fly kites, run around, having a feeling of spaciousness, not be too crowded on holidays and summer etc. The value of restful places is a real asset to the community. In an otherwise hectic commercialized space it is a respite.
Less restaurants more green grass hills
Lots of open space with the gorgeous ocean views right there as you drive past with nothing blocking the views. Not crowded, but natural. Free parking as it is today. Ability to get to beaches that aren't overcrowded and to stand on a cliff as you watch the sun set into the ocean.
Relaxed walking, seating areas, great Ocean views
A fun and beautiful place to hang out on the beach
Fine the way it is. Sounds like it won't just be open space but businesses will be added? No thanks.
I see an open natural space preserved with the lagoon and ocean access. Walking paths, biking paths that continue to allow wild life in the lagoon to flourish and allow people to have access to the beach. I see children playing, laughing with their families on the beach.
Leave it alone. Stop over developing. Do not touch our coastline.
easy and safe beach access with reasonable parking
A pristine coastline in Carlsbad w/no building and no obstructions to the one and only Carlsbad Coastline view.
Nice, accessible beach, lots of bike and running paths, coffee/snack place with casual seating.
I would want decisions to be made that are Environmentally conscious. All of the above possibilities could bring more foot traffic, trash, etc...any change would need to be blending into the beauty of the natural coastline, the view is beautiful. Casual, beachy, nature inspired.
open spaces small beach town feel
Seemless environment blending recreation and community

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It would be great to have a coastline safe from cliff danger, green belt for families to sit and enjoy the ocean view.
People enjoying the beach with their families and dogs
Try to do a fine public walking park like the one at the Self Realization Fellowship in Encinitas-right on the coastline. Lots of landscaping using reclaimed water. 2/3 of the Encinas treated water is still being dumped from the ocean outfall !!!
Natural open areas for enjoyment , Pacific Ocean views and a sense of a coast place or destination
A fun place to walk around. I grew up loving Balboa & Newport Beach. There were lots of fun things....places to fish, dine & a fun zone. Something like that on a smaller scale.
People walking, biking, ebiking, e-scootering in harmony...shopping, eating, relaxing, having fun in a very safe pedestrian friendly area with access to the beach.
Clean beaches, alternative bike and e-vehicle wide road. Just enough shops that I don't have to go into Encinitas, but not so many that traffic becomes an issue. A nicely preserved campground through all of this transition.
No shops, no stores, more parking and places to enjoy a picnic lunch and view of the ocean.
Not overbuilt. Views preserved as they are today. Some conveniences available but not a retail hub. More clean restrooms. More police presence. Electric vehicle charging stations.
Natural as is today
I see the coast, no buildings blocking my view, with locals hanging out enjoying a good wave, and being able to drive and still see the ocean.
No development more natural surroundings No roads Places to sit and enjoy the beautiful coastline. Old Carlsbad look.
I'd love to have a place to eat and drink in Carlsbad with an ocean view.
Open Coast untainted by buildings businesses and too much traffic.
I see coastal open space, largely preserved without obstruction from buildings, high-rises, condos, etc. I see families enjoying trails, the beach, biking, walking, surfing. I see a few places where people can park, stop, enjoy the view, pic-nic, etc. But it largely remains undeveloped.
Safe and secure streets. Better ocean view s
Surfing with my grandchildren. Indigenous trees and sand as far as I can see stretch out. Healthy, active people hiking and walking and biking and skating safely. Easy parking. Commitment to open spaces will make Carlsbad the jewel of the Southern California coast.
Not developed - mostly beach - ok for sitting or walking areas - no commercial enterprises to block access to Ocean
Improved pedestrian access and retained natural coastline
Non blocked views of The ocean. Open to all and free
Dedicated walk/bike paths No retail business, please do not add shops. It will ruin the land, add even more traffic, it will not be the beach any more.
That it should be left as is
It would be nice to have the nice sidewalks and access afforded the beach currently in the section adjacent to the village
open space, beautiful plantings, people playing on grass, no big stores or restaurants, benches, flowers
Good blend of open space and cool places to visit

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I'd want to see it just the way it is, or minimal changes. I don't think it's necessary to add more shops/restaurants when there's plenty up in Carlsbad Village, and down in Encinitas. It feels good to drive down the road and just drive alongside the open view of the water and cliffside.
Small, quaint beach town with amazing views.
A dedicated, safe walking path like the seawall along Tamarack beach.
The ocean and not a bunch of buildings. I want to be able to walk the coastline safely. I think some sort of concession stand with board rentals and sunscreen, etc would be nice but fit it into the surroundings.
No businesses. No retail. Natural lands. Trails.
Improved pavement, no change in routing.
Birds, wild flowers, wildlife sanctuaries. A preserved accessible coastline.
Dog park and brewery.
trails, sitting areas grass
Like Balboa park on the beach
A 21st century beach experience with ample parking
more controlled speeds through better enforcement of laws.
More peaceful open space to enjoy what Mother Nature has to offer
More pedestrian paths, a few more valuable restaurants (similar to The Goods, Choice, etc.), and NO cheesy tourist convenience stores, chain restaurants, or other things that remove the local charm.
The same but no time shares, no hotels, no hotel related restaurants.
Pretty much the same as it is today, and with side walks on each side.
Grassy area to walk, relax and look at the ocean. Similar to Central Park, a place to walk, relax and spend time with people we care about.
A promenade like Laguna beach. Small shops, public art, restaurants, dog park, casual places to enjoy the view and just relax, without having to go on the beach. Comfortable (non-concrete) seating. Places with shade. Lots of trees on the beach. Public bathrooms/showers. A place for listening to music and performing arts. An on-going artist/craft show.
completely untouched coastline with the highway moved back.
what I see and experience now
Easy coastal access, open space to enjoy unobstructed views, easy area to bicycle and drive. A space to recreate and relax. DO NOT want a congested commercially developed corridor
Everything looks the same
An urban town without cement and retail everywhere or tons of tourists and traffic. Keep the small town, natural feel or we'll be just like OC and LA
Open space, more beach parking, paths/areas to walk dogs/sit outside, retail shops and dining. NO BARS
no cars
Beautiful vistas
It DOES NOT need improving, it is PERFECT exactly as it is.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Similar to how it is now, but with western southbound traffic lanes removed, and an area with restrooms, showed and picnic area. Also, electric vehicle charging stations, and secure racks for e bikes and bikes
People are casually flowing back and forth between the beach and a waterfront park, restaurants and shops with no cars in sight. Active people are running, walking and biking for miles along the coast without interacting with cars. There is parking along the east side of all of that goodness so we can access it easily and without trouble but once we're there we enjoy the coast carless. It a destination for families, runners, walkers, bikers and people who love the beach.
Lots of foliage, mature trees, shady areas, and grass. Major reduction of fast moving, noisy vehicles. A very comfortable and relaxing place.
Open areas without homes you have to walk around. Better parking and a larger & wider walkway. Small sit down or stand up casual restaurant with foods to go and dine in.
Preserved, kept beautiful and simple, and maybe landscaped a bit.
It hasn't changed because it has been kept the same. Every bit of coastline should be kept the same. You don't need to take up every bit of coastline nor change it.
people walking, jogging, biking, rolling, strolling in a protected space separate from the car traffic. Car passage is possible but is slow. Much of it is left as open space and the few little shops are well integrated into the landscape to keep from spoiling the nature of it. People walk and bike to those shops.
park
more access and families gathering, like del mar
very little changes, we have plenty of coffee shops, ice cream places and restaurants
I would love to see people biking, walking, surfing and not to over developed. Ease of parking.
Easy access and parking.
I would like the area to be pedestrian friendly and safe for bikers. I would be sad if this area was further commercialized.
I see a peaceful, natural area with walking paths, separates bike and cars lanes. Better access to sandy beaches, better ocean views, slower traffic and some additional parking to give more people an opportunity to enjoy the coast.
I'll be dead by then, but would like my children and grandchildren to enjoy the beach, the view, hiking, and plenty of sand to play in.
Change is not improvement. Less development near the shoreline is important to maintain the warmth of Carlsbad.
Exactly how it is now but maybe a better walkway down to the sand at the turnarounds and maybe a few other spots.
Open space & views. Walking trails are limited to keep crowds at a minimal controllable amount
welcoming area. low development of commercial nature. area for folding chairs, picnic blankets - like at La Jolla Village Cove area.
No cars. No retail. No developed land other than fortified cliffs.
Lots of open space and beach access. Low building heights, attractive parking with speed control.
NO SHOPS, NO HOUSES. Open access to beach by paths, walking paths, bike lanes, etc.
I would see nicely designed green areas, with sidewalks meandering between. Perhaps some pop-up or low rise coffee shops/surf related shops (along with public bathrooms) would be available at the beginning or the end of the zone, to allow for a full day spent without having to go back to a car. I see lots of kids being able to safely walk or scoot along the ocean, alongside their parents. I also see nicely designed stairways that provide safe access to the ocean for prime surfing!

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

More parking access. More green space. No tall buildings or shopping complexes near the Coastline.
More pedestrians & less traffic
Preserved! The only needed improvement are stair cases in front of the power plant which were promised years ago! Instead we continue to erode the delicate hillside!
There are plenty of parking spaces further from the beach than the current ones. I can walk or bicycle down to the beach or along the coastline and be able to do many things including dining, swimming or boogie boarding.
Walking trail like up by Carlsbad downtown
paths, shops along beach without a road nearby
The main road further east from the coast. Bike and walker lanes separated from the busy road. Easy coastal access and a community space with playground and eating facilities for the public to use.
A long stretch of coastline to walk, bike, or run along that is not next to the road. A more quiet experience to take in the views and have access to the beach in a couple of places. Occasional shade structures and native plants.
I'd be very happy if it were the same and not any more crowded. I can't help but think more density of people will come with this project and that always has a negative impact on the natural aspects of the area.
I would still like both roads open. The current south bound and current North bound and BOTH LANES. bikes have lots a room already.
No cars. More family friendly activities.
Safe open space to walk, bike, surf etc.
easy parking, walkway, casual food.
plenty of open space/native plants where people can picnic and overlook the ocean. easily accessible for all, especially for those who need ramps/sidewalks.
open space,
Open gathering spaces like Spanish plaza or Italian piazza with parking and access to beaches.
Pickleball courts, more parking with beach access along with some bars and restaurants on the East side of the road so they have a view and the people driving have a view of the ocean.
The coastline should remain in it's natural state with low light pollution. The coastline is a treasure and should preserve the unimpaired natural and coastal resources for the enjoyment, education, and inspiration of this and future generations.
a boardwalk for walking, multiple eating/drinking spots with walking/sitting areas in between. The whole point is enjoying the view, so retail shops are not necessary on that side of the street. Create parking on the other side with walking bridges every 100 yards or so. It should not be jam-packed.
Similar to Huntington Beach or Santa Monica, with better beach access, more service businesses with views (not estate homes), better facilities to enjoy a day at the beach, more ocean view restaurants (casual and fine) and bars (right now there are only 1 or 2 Carlsbad restaurants with an ocean view and most are on the other side of 101.
Decline
Open land WITH NO RETAIL This feels like a bait and switch
Park with walking trails, picnic areas, tree shaded areas and a par course(s) for varying levels of fitness.
Beautiful views, place to walk/bike, only very few spots for food/drinks (no restaurants), no crowds, safety.
Parks, adequate parking, a few eateries. Open views of the ocean.
Keep the roads paved, and keep the rest the same.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Natural coastline, with well-made and maintained walking paths well-separated from any bicycle lanes/paths. Walkers, bicyclists, beach-goers, and surfers enjoying the space together with mutual respect and courtesy. No new structures (e.g., no retail, restaurants, etc.) except perhaps restroom facilities - retaining openness is key.
Nature
I would see the coastline much as it is today with clear views of the ocean and lagoon, wetland controls and protected habitats for wild animals, better day-use beach accesses and a wider beach area. Please don't introduce commercialism into these pristine state-owned environments.
I hope & pray that this area of coastline would be exactly the same, without any commercial development. PERIOD !
Native habitat with limited hiking trails, benches and overlooks. Open vistas free of shops and services listed in 3. There is enough of those services in Carlsbad Village and Encinitas. Keep this stretch wild.
open space. not every square foot needs retail, hotels or condos. Bike friendly and a place where families can enjoy the coast
There would be no retail or commercial or dining in this corridor. It would be natural, flat, with native plants, and specified roadways for biking and walking. PLEASE do not commercial-ize this stretch of pristine coast!
open grass with beautiful views. NO COMMERCIAL concessions. Just beautiful open space
Exactly as it is today, except bike lanes are distinct, separate and never broken as you ride along. Thanks!
Safe secured restricted parking at the North end of the park and the South end of the park. No overnight parking. No camping. A landscaped corridor walking jogging path from the North end of the proposed park to the South end of proposed park, adjacent to the Ponto State Beach Park. Lots of areas for families to gather and enjoy the natural beauty of the area. Plenty of trash receptacles. Safety patrols. Dog play areas. Some sports areas such as tennis or pickle ball. Frisbee golf. Golf putting green. Exercise stations, 'rock' climbing stations, children's play area. Limited stage area for performance arts, also utilized by local young talent and experienced older performers. No large acts, ie: no nationally recognized bands. Noise/time restrictions on performances so as not to disturb surrounding community. Entire park and walking path 100% secured from overnight campers. Prevention of parking being dominated by a small subsection of population. Essentially, restrict setting up camp in the parking area for the entire time parking is open. See additional comments posted on you tube video which describes the proposed new park location. See
Lovely area for all to walk, sit and enjoy our beautiful coastline. Must be safe for all ages and include no fee parking spaces.
To live and enjoy walking, biking and sightseeing
Sand preservation, continued safety and cleanliness, no homeless encampments, pedestrian path or sidewalk along the coast, bike barrier for cyclist safety, NO extra tall building or commerce added along the coastline.
I want to be able to see it exactly the way it is. Encinitas, Leucadia and Oceanside are all changing for the worst.
I would like to see the speed limit at Ponto Beach on hwy 101 drop to 35mph. Dangerous to beach goers, speed limit now is 55mph and people are going faster than posted.
To stay the same with no new anything, just keep it clean and safe and more lifeguards too (year-round).
It looks vintage and natural, just the way it is now.
No building so the view would be the same in 20 years!
Keep the coast highway as is.
It was improved to keep high rise hotels, condos, and other huge structures away from the coastline to keep it as natural as possible
I see a long bike ride in the morning ending with the option to grab food and coffee to take to a park, sit and enjoy the view.
Families gathering for a "beach-view" day/evening

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Native habitation, no buildings, no more hotels/restaurants.
A mix of hiking trails and bike lanes, this stretch has been largely undeveloped, not monetized, to preserve its natural coastal beauty and remain accessible to everyone seeking to experience and appreciate the ocean environment. It's not overdeveloped nor overrun with traffic and tourists.
A meandering walkway along the ocean, attractive landscaping (waterwise but with flowers), sufficient parking (underground??)
Better and safer parking with a variety of places to sit with family like picnic tables, etc.
Large open green space. Park for kids, area for our dog to get out and run. Meandering bike trail through all of it. Picnic tables with families enjoying the day. Let's be honest, Southern California is so built up, it's a concrete jungle. This is a chance to reverse that trend. Just open the space up for use. We have enough shops and stores lets just make green space for everyone to enjoy
I want to see beautiful ocean views with open space. I want to see Carlsbad's charm and beauty preserved. The city does not need more buildings, shops, etc. To enhance the natural surroundings (beaches) which are the city's main asset will make it a wonderful destination.
A one-of-a-kind coastal park. Open spaces for picnics and birthday parties. Walking trails along preserved coastal bluffs - similar to Torrey Pines. The beauty of nature, NOT a bunch of retail shops or more restaurants/bars.
Easy access to a larger beach area (without stones), adequate parking, some casual restaurants, small food concessions, beautiful landscaping, not overly crowded, walking trails, seating areas (benches)
It retains its natural beauty and is protected from developers.
I see more open, usable space that let's me enjoy the view.
Looks just the way it is with a couple of casual,small restaurants.
I see the ocean with residents and visitors enjoying the views and the open space.
a tranquil place with pedestrians and cyclists
overflow parking and designated firepits on the beach for first come, first serve use.
I could find parking, park and walk along the coast for miles simply enjoying the sounds of the ocean
preserved Carlsbad charm and character = no development
Keep what nature gave us alive, let the ocean, earth and people breath. We do not need concert ..blacktop covering our shores. I understand the city needs revenue, but nature in balance is a far greater and long term revenue that is greater than the \$\$\$\$
Beautiful and peaceful ocean views as well as trails with no cars rushing close by
An improvement would be less people, less trash and no apartments or condos, just 1 story single family residences on 6000SF lots minimum.
Beautiful open space without buildings.
it would look like nature has been preserved and the coastline looks like it has been these last 200 years. Also take into account climate change.
I would prefer to keep it as is. The 5 is already so congested that it makes traveling to carlsbad and further south miserable. Closing access to the 101 would only exasperate the problem. I think this project would be a mistake. Instead of enticing people to come to Carlsbad it would have the opposite affect. People would avoid the area due to the added traffice.
I see it the way it is now perfect. Development is not always needed to improve something that is already perfect. Don't let greed ruin nature.
open and accessible coastal views. Some parking and restroom facilities but no other buildings. Once you overdevelop with restaurants and hotels you lose a rare open coastline that you can never get back.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Nothing but ocean water
No development along the coastline just more access for pedestrians
Nothing it needs to be left alone to be a serene spot where nature is allowed to show its beauty in the middle of two towns that have been overrun by greed and stupid politicians lining their pockets
Head out the door and run along the coast away from cars and adjacent to coastline.
The natural coastline is there to be appreciated by both locals and tourists, who can spend time on the beaches, camp nearby, and view wildlife.
A gathering place for the community
Beautiful views Open space No commercial development
No building open space
safe and well served access to the beach. Lively environment with all needed food drinks surfboards umbrella etc available for a reasonable price. Nice paths so people of all ages and abilities can access or get close to the beach including strollers and wheelchairs strollers. Shaded areas. Seating areas. Silence and peace areas. Children free area
I would see the beach from the walking path, there would not be any retail shops or hotels. I would keep it as it is. Simple unencumbered beauty
Would have boardwalk continued from down town small scale of restaurant and or ice cream type places ,no dogs, do not want the area to look like Pacific Beach want simple low key not built for tons of people and crowds limited parking will keep the crowds down would like to see Po to beach rocks cleared out
A green space for people (and dogs on leashes) to enjoy, relax, look at the ocean. Specially designed areas for senior citizens to relax, with shaded covering over benches to sit. Safety is key as well.
No development! Please no stores. It would ruin the area for me. A park or grass would be nice.
Walking paths, more visible nature, more areas to park and amenities such as concessions at the beach, showers, proper restrooms not impacted by homeless.
All outdoor options for food, local musicians, bike riding/walking, no cars, casual vibe.
...I see a young couple having alone time. I see an older couple walking hand-n-hand, maybe with their dog on a leash. I see a piece of Old Carlsbad.
Open space without shops
Looks same but with wide walking and biking paths on both sides of street
Area for outdoor and family activities. A place where I can spend a whole day enjoying the beach, good food for all age groups.
Bike & pedestrian paths separated by a barrier from vehicle traffic. More bathrooms instead of portajohns
Living in north west Leucadia (just south of LaCosta and west of Hwy 101) the development of this coastline will have large impacts on our community. An enjoyable experience would be devoid of auto traffic congestion and full of opportunity to explore the area by foot or bike. Commercial facilities would accentuate local commerce and small businesses, not national chains. Preservation of scenic vistas and attention to the maintenance of our beautiful coast and ocean would be paramount.
There wouldn't be a shitty dilapidated strip mall carcasses because government officials sold out and took kickbacks from developers so that they could make a buck. It wouldn't be just another dumpy environment it would be the natural environment a preserve...like what Cardiff and encinitas have because their government officials have morals and standards
I see people strolling an open grassy park-like area with a few stores that offer drinks, snacks, treats benches, picnic tables, Bocce ball court, small tot lot-shared fun space for all ages
Less congestion, low traffic, an sufficient parking if there's going to have shopping & dining establishments.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Walking trails with exercise stations, kids playground, sufficient restrooms, maintained walkways to beachfront
It would be undeveloped
Intergenerational accessible, affordable, and fun.
It's a nice place to stop for a few minutes or all day. There would be quiet places and places to enjoy the sunset. I could have a casual and quick lunch or celebrate an event as the sun sets. Plenty of parking or easy to commute to.
I see people walking, biking, running and has a positive and safe vibe and sense of neighborly community where visitors share "a must see/experience this Carlsbad coastline".
I can walk there from the Village, or bike, or drive. There is parking along both directions of Carlsbad Boulevard. From the parking area on the northbound side, you get to the park via an accessible pedestrian bridge or tunnel. The park looks a bit like Powerhouse park & beach in Del Mar - some grass and some California coastal looking little trees (not oleander) for a bit of shade without obstructing the view. No permanent concessions other than clean, safe public restrooms. Not even food trucks (they generate too much traffic and trash). There are bike racks and trash/recycle bins. Some people are walking or running on a hard walking surface around the park and meandering through the middle. Dogs are playing in an off-leash dog section. Children are playing on a children's play structure. People are lounging on the grassy area with picnics and bubble wands. It's a perfect place to spend a couple quiet hours away from the crowd on the seawall and beach. Ahhh.
As I soar over the flame-roasted sunbathers, I regret that just anyone could come along and rent a fire-breathing dragon. Whatever city council approved something so dangerous should be recalled immediately.
Many of the buildings and developments have all been removed, all of the government maintained landscape has also been removed there by removing all the toxic chemicals pesticides and weedkillers and also a lot of the other related hazards. The natural habitat and biota would be restored there and thriving so you would see wildlife everywhere all kinds of amazing wildlife. There would be a really great well-maintained bike path that is smooth so that people can skateboard and rollerskate and be physically active through this wildlife area and that would also include lots of dirt paths for hiking and also there would be more camping because camping is an affordable way for families to have quality time together. Because all of the corruption and government has been exposed starting back since 2020 (if you haven't heard about it it's because the sting operations are in play) , all of the corrupt international bankers/their agents who were colluding with government officials who used to play games with surveys in order to trick people into thinking that the corrupt ones horrible schemes were somehow the people's idea. All those corrupt government officials are now either poor, in prison, and/or had passed/moved away. As a native who grew up here I see all my remarkable friends and neighbors and they're healthy and physically active and have quality time together and enjoy life and it looks like something out of a Norman Rockwell movie. Young families just starting out are absolutely charmed to be living in such a beautiful place. As a result Carlsbad is a thriving community and the envy of the world like it always has been. Therefore we would celebrate a job well done Carlsbad and give thanks.
I see the ocean and SAND. Can the erosion be stopped? Open space for walking, hiking and biking. At the top of the bluff, benches to sit and tables for picnicking. Parking for residents, not just the campers. Less fast noisy traffic. Can racing motorcycles and cars with loud mufflers be stopped?
It would be an open piece of land with as much nature preserved as possible. It would look like it did 100 years ago before it was developed. There would be lots of bike and hiking trails.
The natural coastline kept how it is with additional native plantings. A few small beach restaurants on the east side of the street and large bike lanes with more recreational space.
Left to natural state
it is like Torrey Pines State Park
park space
Families playing on grassy areas. People are free from the commercialization of downtown Carlsbad
It depends

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would like to see the highway maintained as is and a community park in the west side of Ponto Drive with shops located on the west of Ponto Road. NO MED OR HIGH DENSITY HOUSING. A plan to protect further erosion of our bluffs and beaches. A similar plan being considered by Oceanside for continued sand replacement on South Carlsbad beaches.
pockets of mixed use commercial / residential that is set back in the east side of 101 but still offers a few floors of residential clusters. open parks and walking areas. I wouldn't want to add too much extra parking as that just draws in a lot of out of town traffic. The Village and the promenade is a great place for the tourism. I wouldn't want south Carlsbad to become too touristy. No more hotels seem needed. Keep it residents enjoying their neighbors like it is now, but with a few more neighbors. Maybe the wood fires at the campgrounds could be limited to one night per week so neighbors don't have to smell the fire very often.
Safe bike paths, and walking paths. Maybe a place to unload a kayak or paddleboard and then somewhere to park the car. More campgrounds or day use picnic areas.
Maintained the openness and natural beauty as much as possible but incorporating walk/skate/bike/ path that leads to one story shops/restaurants but also keeps the paths separate - like one that is by the retail access and one that's off in its own with periodic cross thrust to get to the paths and to the beach in one side and retail in the more inside part
Beautiful vistas on the west side of the hwy, with no obstructed view to the ocean. Small roads leading to beach parking to the west, all business's would be off the North bound lanes on the East side of hwy, no obstruction when looking West. Bike/walking path on the west side of the hwy, separating it from the road with a concrete divider not just a painted line. Also no e-bikes, e-scooters or e-skateboards allowed on it only manual bikes, the e-bikes etc. would have their own lane on the hwy like it is now. Trees and beautiful landscaping on the grassy vista to truly enjoy what Carlsbad represents, the outdoors, the ocean, family's happy to raise their children here and wanting to Bragg to all their friends how user friendly Carlsbad is for them and loved ones. That Carlsbad planed it this way for the people to enjoy the last few acres of land that they had remaining instead of allowing more big businesses to build and hide our beautiful beaches from all who drive through. One can dream can't she!
boardwalk with shops and restuarants
It is a natural stretch of native vegetation
it'd be like a lower key version of Avenida de la Playa in La Jolla
Development has been done without sacrificing views from the roadway, and there are no buildings taller than one story, with a reasonable amount of parking available.
I want to keep his part of Carlsbad's coastline just as it currently is. Development will cause traffic congestion and pollution for coastline flora and fauna.
An area developed back to a safe natural state. This means having a place to walk, play, watch nature and share a picnic lunch.
I see the coastline just as it is today and am so thankful that someone had the vision to leave it as undisturbed as it is today.
Services along with ocean views. Improved walking and bicycle paths.
Some views of the beach and the ocean. Some art galleries, restaurants and retail shops. Good parking.
Fun, relaxing, beautiful.
traffic, homeless, condos, tall buildings, private beaches
Beach oriented spaces where people can gather, relax and enjoy being near the beach.
It would be exactly as it is today
No comercial shops, preserved nature and coast line as close to it's current beauty. More waking spaces and better bicycle access and parking.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I like it the way it is with minimal structures and tourist attractions. A natural reserve/park would be nice.
I would love to see the a mirror image of the Cardiff Seaside Shoreline Project on the south west side with the installation of sand dune and sea-grass and wood/rope coastal fencing, beautifully maintained landscape, unobstructed ocean views, and a widening multi-use path family can enjoy safely. Some added fine dining/shops on the north east side with fire pits and designated open spaces and improved parking to enjoy the sunsets.
Stress and traffic free area to experience the ocean.
I think the pristine coast with what is there is what I would prefer. So many other areas have added too much retail, coffee shops and restaurants that I would enjoy the peace that our coast provides
Runners, thru biking 🚲 (Oceanside to La Jolla)
movement of the southbound lane but without developing a bunch of strip malls in its place.
Crowded
More families have access to the beach/coastline.
trails, access to the beach, no commercials areas, no traffic, just people enjoying mother nature
The SAME as I do today!
bikes everywhere and nobody getting in their way. motor vehicles 100% banned. nature sanctuary expanded.
Well if the last ten years of do nothing by Carlsbad is projected in the future we won't have anything different. Just more erosion. However Carlsbad has the money to make it amazing yet don't have the political courage, vision or department/CM leadership to make it happen. That is what has gotten in the way for the last decade. Gary Barberio/Skip Hammon ruined it when there was a chance. And you never recovered. Shelved all that great work and ran off the people or they retired that could have made it happen. 5,000 hotel rooms and a second class beach. Every beach has been amenities and services that any in Carlsbad. Porta Potties? Really? You finally did life guards. Good job. Step in the right direction. You have a billion dollar beach opportunity that you act and invest in like thousandaires! Figure out the return on investment. The beach supports tourism. The beach supports active healthy lifestyle. The beach supports fitness and mobility. The beach supports oneness with nature. The beach is powerful, unleash its potential.
Just like the Village
LEAVE IT ALONE
Open beach and recreational area. Parks.
Clean, thought out, architecturally unique, pedestrian friendly
A two-lane road with traffic quieting measures like those used in Leucadia and a speed limit of no more than 35 miles per hour. A street meant to bring people to and from Carlsbad, not a commuter throughway. Also I would like to see the name changed to Coast Highway or at least a lot of historic 101 signage to let people know this was the original Pacific Coast Highway
Traffic congestion, but more area to enjoy our coast.
That it looks just like it does now. No changes it's fine. Leave nature alone. The cliffs are eroding anyway. Anything you put there is going to erode into the sea anyway. And if developers do put something there they're going to put cement all over the cliffs to keep them from eroding. How natural is that?
There's a separation of bike path and people walking path, the beach is clean with easy access, and plenty of trash cans. There are just a few concession places. There are well spaced, clean, restroom facilities with outdoor showers to rinse the saltwater.
The coast has been ruined by development. Doesn't have the charm that it had 20 years previous.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A nature preserve: open space, unobstructed views with no commercial development. Safe cycling and pedestrian paths next to the beach.
plenty of parking no rvs dogs frolicking in the surf and better parking
as much of what i see now preserved for future with the understanding that it will change. Preserve the feeling you get when you feel your in a private space with nature. So no party picnicking spaces thats not preservation of existing feel. The Cars moving east Great its for the right reason. Whats with groomed lawns etc thats not preservation
Carlsbad is special because it has maintained its quaint character and quality of beaches. Whatever you do, PLEASE don't lose that!
No more development
Lots of open green space for picnics and watching sunsets. Ice cream shop. Place to walk that is closer to the water but not sandy.
No strip malls or commercial buildings. A well-maintained, free, open space with picnic tables, playground structures, public art, and small local music concerts for families to enjoy.
whales and dolphins frolicking, more trees and native plants, less cars and people
beautiful environment to enjoy the ocean breeze, view, sunsets....
A peaceful green space with a path for walking, benches facing the ocean and a few small concessions serving drink, ice cream, sun dried and an unobstructed view of the ocean.... No 'shops' PLEASE!
A dramatic improvement over current state. Open spaces to enjoy ocean views, maybe a few nice restaurants with ocean views, park space for families. Hopefully, not too much retail!
Leave it alone; like it is now.
The old hole in the wall tackle shop, the park by what was once our Power-plant, a nice stretch of beach to run by, the friendly neighborhoods, being able to end a run up in the village, or down by the mill food hall.
I would like to see minimal addition of buildings. I think there are already enough areas w/restaurants, bars, entertainment, etc. A few are OK but we need less-developed spaces too.
Nature, no commercialism, open space, fresh air and the vastness of the ocean. Serene Ocean sounds not loud people gatherings and traffic and exhaust.
Similar to today with an improved traffic corridor and parking
I can't see it, because it's off limits to humans and kept for wildlife
Sitting on a chair, hopefully with shade, looking out at a beautiful coast/ocean
Not too different from today. Easy access, easy parking, surfers enjoying the ocean at all times of the day.
Walking paths, not build up with houses, tennis courts, picnic space, bbq space, grass soacey
Keep it as natural as possible
A place for walking and cycling without commercial establishments
Pedestrian/ bike friendly area with some places to eat and drink. Focus is on open space
Open spaces, parks, grassy areas, places to walk and enjoy nature. That it was preserved to be Old California
The natural beauty of our rare coastline.
I see a wide open beautiful coastline that has been untouched. Is there an area anywhere in this city that can be left untouched? People visit Carlsbad to get away from craziness and search for tranquility. Let's leave a little space in it's natural state without all the hotels, shops, and craziness!
A large park with ocean views off of Ponto Rd & Avenida Encinas which welcomes vistiors to our great city. A small commercial area with a breakfast restaurant & a casual restaurant/bar, both with ocean views. Very

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

limited residential to preserve the land and avoid congestion and parking issues. Additional parking along the view side of the road.
Just the way it is!
Easy access to coast, free parking.
A long trail along the coast where people can bike, walk, or run. Lots of different beach access points with available parking, bathrooms, and showers. Some limited food options like Moonlight beach has. Beaches that are well maintained with sand and artificial reefs to provide more surfing and recreational options
Similar to Encinitas/Solana Beach with more green space and places to run, walk, ride bikes away from cars
open space, people walking, enjoying the outdoors
Please leave it the way it is. Why can't that be an option that people would adopted 20 yrs prior.
Parking green belts clear view of water
walkable and bikable with no obstructions by buildings. It is a natural, beautiful area
It will be great, but would probably discuss how beautiful it use to be without all the development. I like the idea, but will miss the current state if developed
More undeveloped (no malls or structures except parking!) more signals to cross. Better lighting after dark for security and safety!
Safe walking and bicycling 24/7; casual and fine dining available; art; a park for children and families to gather; safe restrooms; free parking nearby but away from the beach.
Better parking, bigger beach
walking paths, bicycle paths; same pristine beautiful views
Same as it is today, with some protections in place so walkers and joggers and bike riders could enjoy the stretch without worrying about getting hit by a car
Open space
a nature drive as hardly found with views with parking and restaurants on east side of hwy.
Safe for family, great safety protection/cameras, great design to prevent/control crimes and Carlsbad is one of the best cities in USA to live and visit for conferences; thus, bring revenue to the city.
Leave it alone. I like it as it is.
An area where people would gather, walk and enjoy the beautiful coastline. I wouldn't want to see if jammed with a bunch of junky shops. I would hope that the ocean was still visible as you drive along the coast. One of the best kept secrets right now along the coast is the campground camp store! I would love to see space used for that kind of casual, "ride your bike to it" kind of place where you can sit out and enjoy the beautiful coast!
I would like to see no improvement. It would be the last remaining open space left in Carlsbad. How can you improve on that?
Less cars, more greenery/ open spaces, more affordable housing, walkability to bars and restaurants.
This part of coast highway is like no other stretch of 101
Bike trails and unpacked walking paths exhibiting the beauty of our natural coastline habitat without commercial and residential development encroachment.
Keeping old carlsbad charm and family shops and stores
Open and usable walking, biking space with open views of the coast
Same as it is today. There would be no further development or public parks that only serve to increase congestion and kill the natural beauty of Carlsbad. Stop trying to make your dream at the expense of ours.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

No major development along the coastline, providing great views. Dedicated bike lanes that are not sharing the road with vehicles. Nice restaurants scattered along the way.
Open Parks, playground, skatepark, natural coastline, plenty of walking and biking trails. Access to surfing.
A natural environment void of retail establishments.
A park with nearby shops and restaurants.
Bummed you ruined the natural beauty of it.
Improved traffic flow, particularly during summer months. Safer bike lanes. Better walking paths.
Everything is walkable. No need for cars. Spend hours by the beach doing outdoor activities and snacking on local foods
Keep it as it now is.
I would like to see native plants, and trees in place of the ice plant.
Just a big nice park, like the one they have in Del Mar on the coast
I see walking and biking paths surrounded by native California foliage on the bluff overlooking the cliff. I do not see a commercialized coastline, I see one that is sustainable for the local ecosystem and that prioritizes nature.
Lots of people and traffic
More of the same as the past 20 years. The beach is there to enjoy we don't need to mess things up by adding grass fields above, let nature stay as is and don't mess it up with man made nonsense
It looks just how it is today.
See the coastline
People walking their dogs and children, people enjoying a coffee with unobstructed views
Space to breath and enjoy nature. Allow my grandchild and there grandchildren to one day experience what the California coastline once was. Please don't ruin our coastline for the many to satisfy the greed of the few.
Pristine untouched natural beauty
More like a natural place and less like a retail mall. Citizens voted down upscale mall. We don't want to become Newport Beach.
Trees and open natural looking space. Wide beaches. Walking and biking trails. More parking for visitors. No restaurants. No hotels. No Retail space. No corporate sponsored space or activities. Maybe a place for a few food vendors.
Natural beauty without retail.
Relaxed place to enjoy that is well maintained by the city and police with Little to none of the crime and homeless issues we have now.
More distance from traffic, stable water line, nothing new added.
No improvements please keep natural
Exactly what we see today, the beauty of the ocean unobstructed by unnecessary structures
Basically the same as now, but without the tourists
Turning north from. La Costa the lagoon has an expansive bridge opening it up to its former tidal experiences. Parking for fewer cars is here, freeing up the beach somewhat. At Point there are a few areas on the east side to dine enjoy park activities. There are then undeveloped spaces interrupted by bluff/beach parking areas that are not too large and brewery/wine spots either near the beach or on parks on the east side. No large buildings, no large parking lots, no additional homes.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Scenic viewing areas, gardens, walking paths, sitting areas.
Playground for kids w bike paths and convent store p
I see a coastline just like today but with a road and cliffs that are structurally sound. Hopefully the only possible addition is more campgrounds and a couple sets of stairs
It would be exactly as it is now
Nature. Untouched.
A nice long bike path away from cars. A few nice restaurants for family, middle priced. You could sit and watch sunset at these restaurants. Not too take over the entire coastline though. We would still see the ocean from the street as we bike by. Open spaces left for people to walk and stroll along the path, then stop for a bit
20 years ago I would have said leave the land alone and you wouldn't have listened so why would I say it again. Leave the land alone, it doesn't need to be developed.
As i drove into Carlsbad from the south, i crossed La Costa and saw a beautiful Welcome to Carlsbad sign with a park and trails with benches to sit on surrounded by restaurants, art galleries and stores.
A lovely promenade of beautiful buildings, lush landscaping, enticing shops, and quality dining options...a jewel along the Carlsbad coastline.
Unspoiled coastline, not touristy, no roads between the amenities and the cafe. No big hotels, or complexes or apartment blocks. Just beautiful coastline, and pleasant eating / drinking experiences where you can get a view of the sea.
open air and vista of the water
Natural...more green space with dedicated bike and walking paths...more places to sit...no retail shops.
NO MORE condos, I would like to see more charm. The downtown has been destroyed. I like the idea of more park areas, walking paths, and bike paths.
Wider sandy beach, Areas with picnic tables with toilets and showers, some cafes, more parking
Open areas to walk around, path to bike on near the beach, easy beach access.
It would look the same. It's one of the only vintage and natural looking parts of the coastline left. Enough of the constant over development.
Bike and walking paths
A calm and natural getaway setting with a bike path through it, contrasting with the urban areas bursting with restaurants, bars, commerce. We travel this corridor all the time driving north from Leucadia.
Parks with access to the beach free from cars
Orientation to biking and pedestrian paths. Fewer cars that are speed limited. Park and community soccer fields on land north of Ave Encinas and east of Carlsbad Blvd. Return of sand to Ponto Beach
Natural and the way it is. Bigger is not always better. Maintain what is there and leave some history and natural beauty. More crowds is not better. Stop spending the money on more revenue. Handle the homeless problem before putting in more parks along the beach
Pretty much unchanged
Open space and ability to see the coastline, walkable areas, green pocket parks, similar look/feel to Coastal Rail Trail in Solana Beach. Don't commercialize it.
not significant change from today with a few more conveniences, walking area and better parking
Information about the indigenous people in a park of native plants. A butterfly /pollinator garden with a few collector for watering. Designated biking/skateboarding paths separate from the walking paths. The walking/running paths with good surfaces for shock absorption and no asphalt. (Makes the area hotter)
I would want to see nature naturally preserved by LEAVING THIS AREA ALONE!!!!!!

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

More nature
A walking trail along the length of the coastline, with an enclosed off-leash dog park. Parkettes along the way for children to use, and a minimal amount of small businesses that offer casual food/snacks, with sitting areas along the stretch that people can enjoy the ocean vistas
Beautiful parks, picnic spaces, bike riding pathways,(not in street) but around the park. Plus, restaurant views of ocean.
Wide open natural setting, with walking paths and protected bike lanes. Benches for viewing, casual dining with take out to eat and enjoy the space. A cute coffee shop/bakery for morning, afternoon pick me ups. Beach access. Beautiful plants/flowers like Montage in Laguna Beach and a big grassy area like Powerhouse Park in Del Mar.
the cars separated from pedestrians and bikes
Open air community space that's vibrant with an unobstructed ocean view.
scenic and NOT jammed by too many tourists.locals enjoy a relax weekend here
A minimally-developed, low-density stretch of coastline with walking trails and beach access trails. Parking would be available but not in large, controlled parking lots.
I don't want it commercialized. I like it just as it is
More beach- less car traffic
more greens and trees
Something very similar to Mission Bay Park
Limited development. Keep it open. No businesses.
1. Having 2 lanes in both directions north and south, 2. Having the new 2 southbound lanes added more inland due to coastal erosion makes sense, but not removing one lane from north bound to make it southbound. There is already a lot of traffic and we don't want it to be unusable especially if you are adding more areas for more people to come to the area. 3. You will need to have extra parking, and easy entry and exit that won't stop traffic. 4. It is hard to imagine why Carlsbad needs to spend millions of dollars for developing land that most of the area is so narrow that it is not very good usable land. I like having the natural landscape. 5. I want no shops along this corridor. There is a. Not enough space as it is between the road and the houses on the east side of Carlsbad blvd. b. We don't need any shops with shops right off Avenida Encinas and downtown Carlsbad, we don't need to add traffic, shopping, and removal of nature for profit. Adding any shops along the short corridor would only take away money from the shops we already have. 6. We don't want to be a La Jolla which is terrible to visit because they choose profit over nature. Traffic there is horrible and we could easily have that in Carlsbad if you 1. take away one lane of traffic each way. 2. add shopping. Keep Carlsbad beautiful not built up.
No more development along the coastline and lack of concrete steps and natural beach destruction. Either a halt as what it looks like now OR less houses, businesses, and beach destruction on the coastline.
Open space on bluffs to walk, bike and sit or picnic. Paths and natural landscapes
Leave it alone as it is. There are enough restaurants, stores, wineries and shops elsewhere. No need for it to be built on this beautiful stretch
the roads stay the way they are with added parking places between the north and south section and a tunnel to the beach like in Sorrento Valley.
A peaceful respite from a busy world. A fun walk with ocean vistas, picnics with family under the shade of a gazebo, overlooking one of the few remaining unspoiled beach areas not lost to commercialization.
Improved beaches and access to the ocean. Parking NEEDS to be off of 101!!! A simple waste of value.
Nothing in the way of the view. That's what carlsbad has that other towns don't. Everyone else has built up their coast line. We have left it for the view and for everyone to enjoy

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would like to see it the way it is
My children and their families including their dogs will be able to enjoy a picnic day on the beach without parking challenges on any given day or season. I want to be able to go to the beach knowing that tourists haven't taken up all the parking spots.
A pristine shoreline with public access, parking, and absolutely ZERO commercial development.
A smartly used development of the coastline that is mostly accessible to the public beyond the sand beaches and the campstore.
Beautiful walk and stopped for a casual meal with great view
Just what I see now, minus whatever has naturally eroded.
Lots of parks with bike paths
Open promenade for picnics, walking, etc.
Open grassy areas to pull out a beach chair and relax. Parks with amenities like Tennis or Pickleball courts. Playgrounds for kids/
Beautiful scenic walkways and trails
I would love open park areas — something like Central Park. A large open area with pockets of playgrounds, trails, walkways and food on the outskirts.
Green, clean and natural.
People walking along the Oceanside. Kids throwing discs for disc golf.
A community park overlooking the ocean without big tall buildings around it
A bunch of idiots from out of town ruining our coastal access and beaches
I would see the ocean- all of it. Without obstruction.
Keep views and access to the ocean. I don't really mind that it hasn't changed significantly from last 20 years.
Driving down coast to open areas maybe a beach bar
People friendly, lots of water views, enough parking for all businesses
A beautiful walkway along the beach and another along the Hwy 1, with enough room for walkers/joggers/cars and bicyclists. Perhaps a small park on the east side of Hwy 1.
happy healthy people enjoying the ocean scenery without fear of cars killing them
In 20 years everyone would say this is beautiful because its the way I remember it!!!! Hasn't changed at all. It's all about nature NOT RETAIL! Don't ruin it like Cardiff got ruined and turned into an East Coast Beach. Hard to park, Hard to get into the beach and total look changed!
Healthy, robust community use by multiple & varied users, able to enjoy w/o disturbing others' enjoyment and use. Easy access and transition from the available transportation bringing me there to the splendor of the sea. My dream would include shuttles transporting users from remote parking to destinations all along the coast, into the village and perhaps connect with Oceanside all the way to the pier. Frequent runs with frequent stops, not a commuter line but a relaxing Sunday stroll and beach run kind of a line.
Open space next to the ocean with little or no vehicular traffic. Restrooms, outdoor showers, bike paths, trails are well-maintained.
One of the largest green belt coastal parks in California with sufficient parking and access to the shoreline.
Open spaces with a feel of undeveloped areas. Left for people to picnic, relax, and enjoy the weather and beach. Of course parking needs to be considered.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Move the 101 East and have a walking sidewalk for everyone
Bike lane right next to the water. Benches overlooking the beach. Paths going down to the water. More parking near the beaches
I see the ocean from where I'm sitting on the bluff in a public area The southbound lane is moved east and the whole highway is narrower by one lane in each direction. That would prevent speeding traffic & loud cars/motorcycles and be safer for pedestrians & bicyclists.
Beautiful open spaces to view the ocean, ride bikes, separate walking paths (no bikes), picnic areas
Parks and recreation, food concessions.
A pleasant drive down the road. pull over with easy parking. Get out of the car for a walk on the beach or beach path. Stop for a break and coffee. sit on the beach a watch the waves or take a swim. have lunch. Later go back for a nice dinner with a view of the ocean.
Vibrant public realm that provides opportunities for people of all ages to enjoy the proximity to the ocean
Natural pristine views. Dedicated bike lanes and walking lanes similar to Cardiff or Manhattan beach. No lights or stop signs. No retail or businesses whatsoever
Safer and more pedestrian friendly
Keep it the same as now.
Stull untouched beauty. NO DEVELOPMENT PERIOD.
It would be just as it is without shops or more hotels
Open green space, fields, picnic areas BBQ, gathering areas for families, a park, (think bluffs at salt creek beach in OC), dog park area, nice wide bike lanes
I would see a large park like atmosphere , with dining, shopping, benches to relax on, water fountains to throw a penny in, ice cream shop, small gift stores, where families will enjoy going to. My vision is a little like the San Clement Pier. It would be the Carlsbad coast park.
LEAVE IT ALONE!
Efficient two-lane each way (N and S) traffic. Separated bike lane and a multi-use trail. Wide green space with native habitat and maybe a single coffee cart.
Areas to play sports like pickleball Minimal restaurants and shops to reduce traffic
a nice casual place to get out for a bit and enjoy some peace and quiet
parks, openness, natural feel, no congestion, no crowds
Be able to proudly take family members and friends to visit there often.
clear view of ocean.
My dog and i went for a walk on the beach. It was awesome.
Beautiful landscaping, sweeping ocean views, lovely sit down casual restaurants overlooking the Pacific, easy beach access, plenty of parking, cyclists kept away from pedestrians, plenty of car parking.
NO STRIP MALLS. NO EATERIES NO MIX USE SHOPS OR CONDOS I see open space-park-like setting on the coastline
Restaurants entertainment venue maybe some light music
As before, better parking!
The same as it is today. No development.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Bathrooms
A great place to spend time with family and friends. Out of town people come to Carlsbad as a vacation destination
No airplanes overhead and no dogs.
keep existing charm. no development - to keep views intact. bike and running and walking friendly. free parking along the coast as much as possible.
Just like today but with more camping. No commercial
A handful of restaurants and shops (almost like the stretch of Cardiff between Kl's and Las Olas) but also with trails set off PCH for easy hiking, walking and biking. Non congested parking lots.
All the above but with some open space (grassy park like areas for people and animals).
park setting like other Carlsbad park - Alga Norte or Poinsettia Park
A sidewalk that ran parallel to the ocean that connected back to downtown Carlsbad. An area to park my car, to allow me to enjoy the beautiful views. Places to sit or get a coffee and just relax.
Put the retail on the east side of the highway so that the coastline can be enjoyed - kind of like in Huntington Beach. HB has tons of (awesome) retail and dining, but complete access to and view of the beach. I see the beach and lots of people enjoying the actual beach in Carlsbad!
I can the beach and access it easily. No apartments or condos. No retail stores. Bike paths. Natural beauty!
I see it the way it is now—beautiful, unobstructed views, hardly any congestion, no buildings, no parks (there are parks Frye there down each way)
Available safe parking, bike path, sidewalks w/trash cans & dog poo bags available, retail stores & restaurants, a destination to go with beach amenities, dog play area
No retail and more green space and preservation of the natural environment and people getting to enjoy the natural beauty of the coast.
Parking areas along the coast above the bluffs where folks can go and enjoy the early morning hours and the sunsets; quiet serenity of a beach environment
Looks like it does today
Open Beauty views no buildings
I would see unobstructed beautiful coastline. And if I wanted to pull over and watch sunset, I could. It's beautiful and perfect. If it's not broken.... You know the rest.
Sidewalks or walking paths (sort of like the Rail Trail in Cardiff), a small grass park, fun restaurants that you can walk to after a day at the beach, clean and well-maintained...all developed in an environmentally sustainable way.
Adapted for expected sea level rise, so that it is still accessible.
I would be very unhappy to see it changed
I still want to view the natural coastline and beach areas unobstructed by revenue generating businesses or housing
As nature intended. Left alone. Cleaner water with less plastic.
We need the equivalent of The World Famous and The Lahaina Beach House in PB or like Jake's in Del Mar - we don't have anything on the beach up here. Something like Powerhouse Park in Del Mar would be nice addition.
drive, park and ride my bike safely
I would like to see mature trees on the east side to shield the freeway and city sights and noise. Also, native plants and walking paths would be great. A restaurant that takes advantage of the view would be very popular as long as it has a variety of options, including vegetarian.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Areas to walk on pavement and sit and watch the ocean. No shops, restaurants or hotels.
quiet, peaceful, easy walking, no ugly signs nor distractions
not too developed but maintaining that low key, kick back feel, with some access to the beach, a comfortable place to sit, nice landscape, some grass maybe, a few flowers, but not over developed. a place to grab a casual bite to eat with a view! That view is amazing so dining establishments on the inland side and paths for walking with a restroom or two along the way.
Why does it take 20 years? We started these discussions 10 years ago and Gary Barberio screwed up the progress.
Open space and parklike access to beach. Open with no structures. Grass, benches, some small themed creative art and free parking.
more places to eat with a ocean
more parking
same as it is now
It has the same views, peacefulness, and unspoiled, naturalness.
I see a park with a playground for kids, picnic tables, open grass area, restrooms and pickleball courts
An open area full of wildlife. Clean air and no cars ELECTRIC or otherwise
Walker pedestrian friendly
maintained open space and lack of congestion of businesses
People enjoying a park, restaurants, walking the trail along the west side of 101, watching the ocean from benches along the bluff, with no big hotels.
Nature
Clean sandy beaches with free parking. Open area with bike lanes and walking paths
Park areas with dining options and well defined bicycle and walking areas
As mentioned above a mix of wild coastline with curated access points and areas to enjoy. To keep the area pristine and beautiful by adding designated areas to sit, run dogs, steps down, etc. This is an amazing area and I am lucky to call Terramar home!
The natural space cannot be improved upon. Protect our coast
Two fine dining restaurants and an area of small curio and sundry shops and casual restaurants and ice creams parlors, with parking and beach access in the north part.
I would like to see it exactly as it is now (with the usual road maintenance).
nature with VERY LITTLE development, places for kids and families to play, access to the beach. NOT LIKE mission beach
Maintain views of the water and public accessibility. No businesses and no residences.
A natural open landscape with a slow road. Give us a glimpse of what the natural coastline would be without us. No retail. A place to stop and have a peaceful time walking and sitting.
me riding my bike
I see wide open car lanes with beautiful landscape and sage areas for people to exercise, walk and ride their bike
ability to enjoy the ocean without the noise of traffic, maybe just the noise of children at the playground and the sound of waves crashing on the beach. A nice mix of low activity and tranquil opportunities.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It looks the same as it does now, with some improved parking
Open space/park, unobstructed open views of sand & sea, easy access to down to the beach.
I see areas were people are having a picnic and enjoying their ice cream. I see children playing in their play areas. I see bike enthusiast congregated and having a rest while enjoying a coffee.
Lots of open space and a great view of the Ocean!
parking with access to the beach, no more stinky camping, large campers & vans not allowed to park in auto parking but in separate, well monitored areas
Milkweed plants for Monarchs to flock to, a good non-paved bike park for kids to play in (see McKay Broomfield Bike Park in Broomfield CO), a playground on the beach similar to Moonlight, great walking trails, trash/recycle containers
trails, indigenous beauty, beach access, recreational areas
what is being proposed is not an improvement. Leave it as it is. So little of real California coast left
It being exactly as it is today. Do not develop and make it a commercial, overdeveloped (more than it already is today) coast area.
Dedicated Walking and bicycle paths, separate from vehicle blvd
Series of parks and parking areas with views of the ocean and lagoon. Hiking trails and picnic areas with public restrooms (automated like ones we saw in New Zealand). No commercial business, there are plenty a short ways inland.
Easy access to a natural area without playgrounds that can exist elsewhere. A place where locals can just sit and enjoy the water and sand and views. I don't want the area to have commercial outlets of any kind. That would draw tourists and create garbage. I don't want to face East and see tall buildings that block the skyline. I want to smell the ocean air.
More nature
more pathways for people to walk along area safely, more dog friendly areas to walk
Hwy 101 would allow ample space for cars, bicycles and pedestrians, each in their own dedicated space. I do not like shared lanes where cars must yield to bikes. It is distracted driving for all.
I love the vibe and feel of Carlsbad especially since i was born and raised there and want to remain unchanged to maintain the soul of the city
Plenty of free parking close to the water
I visualize a park setting like the area around the Tamarack bathrooms: grass, benches, a place for the people to congregate and take bad pix of the beautiful sunset.
Plenty of parking spaces and safe access to the beach with casual food and beverage options and public toilets .
Integration of scenic view with dining/entertainment, lots of bikers/joggers/walkers and dog park.
Rural, open, preserved, bucolic all on an oceanfront unmolested by commercial activities and the greed which is typical of southern California city governments.
Fun place to hang outside and picnic
same as today.
the street has been moved & a park has been created
Happy people and dogs!
I see a coastline that invites local residents as well as tourists to spend time at the beach enjoying the natural beauty.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It'd still be one of the only original-condition N-S sections along the North County Coast Highway corridor.
Everything mentioned in the other part of the survey.
Not over developed but with a couple ocean view dining options w good local, casual food (we all know leucadia has the best food, so maybe keep rents low for restaurants).
please keep the charm of a small town. don't turn it into the OC. Do the opposite of what encinitas is doing. less is more.
Open like it is now and not clogged with retail and other businesses, houses etc.
Pristine as it is!
Open space without traffic and noise
Easy and free access to the 3 miles coastline (ie., a boardwalk) to enjoy sunbathing, running, biking, skating and watching sunsets.
Public area similar to that in La Jolla - open grassy areas with some services such as restrooms.
It would seem retro, due to a quaint village-like atmosphere, but be up to date in terms of infrastructure, design and planning.
Here's what I don't want to see or experience: 1. strip malls or other retail stores 2. cell towers
I would like to visit a beautiful public park area at the Southwestern Carlsbad beach area.
I think the simple beachside feel - the fact that it is not developed with all kinds of businesses and the ease of getting to and from is what has attracted me for all the time I've been here - Sind 1998
Hopefully it be undeveloped and look just like it does now.
Locals and tourists walking along the coast stopping at local shops to eat, drink coffee, or just sit on a bench and enjoy the beautiful ocean view.
Green space, a long connected walking path/area, more parking options
Open space with very little building. What is great about Carlsbad is the beach...not development
There are no cars directly on the coast. A few small shops. Open space. Native plant parks. Walking and biking trails. A small shuttle that runs frequently to points of access to the coast and back to inland parking areas.
Happy families. A lovely view. A relaxing way to spend the day
I like it like it is now.
Experience the natural beauty -- do not disturb / destroy the natural beauty. Enjoy Mother Nature's creation.
A well-developed trails/ walking environment that is safe, clean
I would like there to be safe places to walk and enjoy the view. I would not want to see it built up with stores and restaurants.
An unbuilt, left alone coastline. Nothing would be better than to see NOTHING built along the coast. We don't have a lot of Southern California coastline left that is NOT built up!!! Please do not build shops, food stands, or anything that will ruin the current beauty!! Leave it alone!
Families coming without struggle finding parking. Parents with small children playing on the playground. Seniors using the exercise stations while visiting with each other. Friends and family are picnicking. Couple sitting at the benches and talking. While the bicycles zoom by and walkers, runners have their own lane. I see it as "everyone's front porch"
There is a wide trail that I can walk along the ocean from LaCosta Avenue into downtown Carlsbad. There is an area for me to park my car on that trail head.
Left open space as much as possible. Park like settings restroom facilities

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I love the proposed project and its vision! If I'm alive in 20 years and this project becomes reality as proposed, I would see and experience what is envisioned by the creators of this project. I live in Carmel Valley but I worked (and my wife now works) in Carlsbad. I ride my bike along the coast every weekend. And we frequently eat in the Carlsbad restaurants along the coast.
All back to nature with only a few trails like in Cambria - there's land that used to belong to a large farm. The community bought it and it's all natural seasside and just a few trails with one wide enough for bikes
sandy beach & open space & nothing else
I see the ocean complimented by lush, green parks and walkways. A place to quench my thirst or a snack as I stroll along.
Openess, less congestion, nature priority
Bike lane walking path ice cream & coffee shop plenty of parking for beach right hand turn lane on Avenida Encinas at PCH NO HIGH BUILDINGS ocean view from street nice median like it is by Hanover Beach enforcement of Batiquos Lagoon preserve rules to protect the terns no parking by the lagoon
open and maintained but not commercialized
Easy to park and walk - less traffic and cars. Seaside terraces with views.
Drive further from the ocean
Safety for bikes and pedestrians. No building structures to block the pristine views of the sea and beach. Spend money on maintenance of, cleanliness of and preservation of a rare strip of coastline.
I personally think the space from poinsettia to la costa Ave is one of the few remaining natural coastlines in SD county. An opportunity to embrace that with free parking, open access to the beach or grass park area similar to La Jolla shores and north Tamarak and Cannon Park. Few sport courts and playground areas. FREE Parking for all to enjoy.
Exactly like it is now....don't change it into leucadia
No shops, not public spaces, no homeless encampments
Parking and nothing else - think Bolsa Chica in HB.
Still undeveloped with minimal foot print.
unspoiled! Please don't develop this too much. There is so little coastline left that is undeveloped.
A gorgeous walking path where you can exercise safely and enjoy our gorgeous coast
I see that the City has made it easier to access our beaches, but not added unnecessary retail in open spaces. I see that the city is focused on preserving our coastline and bluff maintenance.
I would have a boardwalk before the beach for people to walk on. And behind that shops and restaurants. With lights decorating outside. Maybe a place for live music.
The natural beauty of the coastline.
I love the vibe and convenience at Moonlight beach facilities. It feels like a much more walkable area. It would be great if there were parking lots with trolley shuttle service away from the beach area. I would like to be able to spend several hours because we can get meals in between.
Looks like it always did. Hasn't been screwed up like the rest of the coastline.
Less stress
Looks like a reserve. No shops/food/retail/apartments. Quiet space to walk and learn about ecosystems.
No southbound road, fewer cars, and the rest virtually untouched!

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A beautiful 2 lane 101 close to the Sea and no I-5 to hear and smell and see. Bad planning 50 yrs ago to put a huge Freeway so close to the Ocean.
Lots of places to sit/ride/run to enjoy the coastline peacefully without the fear of homeless/transient people.
Dining with an ocean view
Pristine beaches with little or no trash. A public restroom and shower. A dog park. No commercialism.
wide sidewalks on each side of PCH. South Carlsbad's coast needs a significant City Park for all the south Carlsbad citizens and visitors and this park should be a true park, not a fancy sidewalk.
I see walking and biking paths. Picnic areas with unobstructed views. I see not one single restaurant or shop or other developed areas. The campgrounds are still the only developed areas on the coastline. It is beautiful, peaceful, and quiet.
I would see a huge expanse of grass, benches and tables. Nothing would obstruct the ocean views and breezes.
I could bike down the coast with my husband and son, free of traffic, like the Encinitas coastal trail but wider, and enjoy the beach and beautiful views
I'd love to see it natural with more parking
A nice place to bring family for a stroll along the coast. A few restaurants featuring outside dining or ocean views.
Added parks OK, but left as natural as possible, minimal businesses. I love that it is a respite from the busy built up roads all around us. Keep 2 lanes of highway each direction.
Leave it alone.
A very happy and friendly place to visit. Lots of love going around. Nice people. Lots of parking and beach area to view
people enjoying the beach and walking paths, and plenty of parking
Minimal development. Open space with food walking biking access.
Left to nature as most as possible.
Ocean and beach
I like the way it is now
Left ALONE so we have an IOTA of unadulterated nature.
More walking and community spaces
More walking areas and continued easy access to the coastline.
Open space
a beach town with restaurants and shops
Calm with a park in the south end. Avenida Encinas.coast hwy
Better walking trails and leaving the natural landscape
There are enough shops/restaurants north and south of this area. Make it more accessible for walkers & bikers while maintaining two lanes of traffic.
A place to park, get out and go for a walk along the coast without fear of getting run over by a car or listening to a loud one drive by. Stop and get a drink or dinner without a roadway between my table and the ocean.
I see it being left as is. Don't modify it.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Open green spaces with trails for hiking and biking. Restoration of native plants and wild habitat.
Same natural state. No improvements added. I'd like to see the land looking exactly as it looks today.
Sandy beaches and a tunnel or bridge to get there
I could walk or run from La Costa Avenue to Palomar Airport Road and back, without stopping. I could picnic and enjoy the views.
Looks like the upgraded areas in Cardiff / Encinitas. Polished appearance like that of Dana Point. Safe crossings across Carlsbad Blvd / 101 for beach access local walkers and bikers. More walkability, not just more car access. Maybe golf cart exclusive parking instead of car parking. Want a community that prioritizes local enjoyment and access.
A walking trail w access to parking, coastal views, and a brewery/rental shop on east side w pedestrian bridge access
I see what I see 20 years prior. The piece of land that was there the whole time. We have plenty of parks and stores everywhere else, why do we have to add it here?
slower traffic, easier parking without fear of causing accident, broad sidewalks to walk /bike lanes, eating lunch on picnic tables
Just maintain and update the building structures. I wouldn't change a thing. People love the charm of a seaside village. Don't commercialize it.
Views and access to the ocean.
they corrected the interchange at PAR/BLVD. Provided parking for beachgoers with safe ped crossing.
clean beach at Ponto; no rocks
See art and parks. Small food/specialties stores. Walking trails. Kids playing areas. Small restaurants and open spaces/botanical gardens.
Nothing over one story. As natural as possible. Another flush bathroom would be I'd want. Remove the ports potties. Eye sore n stink
a nice boardwalk, easy parking, little coffee shops and wine bars, clean restrooms, grassy area to do picnics, trees for shade
Plenty of dining options with dedicated pedestrian and bike paths. Beautiful park area with flowers and green grass. Where concerts or picnics could occur. Happy people
I look just the same
Not much change from today. Maybe some convenience/specialty stores, but not Seaport Village or Huntington Beach.
Some sort of separation of cars/trucks and bikes and pedestrians. Perhaps a raised road where vehicles travel and a ground level pathway for bikes, walkers, skaters, etc.
A way for a 80 year old to easily access the beach and enjoy it!
I'll be dead.
Clean and not crowded with shops and restaurants
I would see it much the same. I've lived in north county all my life. I've lived in carlsbad for the last 19 years. What makes carlsbad so special is the family village vibe we have. If it gets too built up, we will lose that family atmosphere. My husband and I chose to raise our children here because of how family friendly this city is. Keeping the coast free of buildings and retail keeps it that way. When I take the coast, I want to see it. We drive the coast all the time. The part I dislike the most is in Encinitas. You can't see the coast! Then coastline has a lot to do with that, obviously. The premise is still the same. If you move 3 miles of the coast road inland, you won't see what you drove to see, the coast.
A section of the beach that would be dog friendly, Safe bike lanes, casual dining options.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Leave it alone !!!!!
Carlsbad coastline is perfect the way it is now. In 20 years I hope I would see the same coastline.
Landscaped park with walking/ bike trails, picnic areas near car park with food vendors in one area near car park.
If it changes I will be depressed and wonder who is really in charge of our future? Developers? Do not touch the coastal areas.
I would like to clearly see the open ocean, with designated bike paths & walking trails. I do not want to see a row of shops & restaurants blocking the open view of the ocean!
There's no houses or structures built just to make rich people richer.
Open space without development. That what used to make about County so special, what separates it from LA and Orange County. Walking/ biking paths would be lovely.
Additional open space along the coastline for walking, biking, picnicking with limited low profile buildings that do not disrupt the view and open feel- similar to the campstore at S. Carlsbad State Beach
Commercial enterprises (e.g., eateries) set back from beach/bluff, with public open space, parks, trails along the ocean front. Stairs and ADA ramps providing access to beach. Traffic calming on 101. Possibly a live performance space.
Terramar, Turnarounds, Dip in the Road surf spots un-touched. Traffic relief going North from Palomar Airport to Downtown on weekends
Beautiful beach and easy access to the beach. Open space, natural environment.
The beautiful ocean and natural landscape
As much open space and as little car traffic as possible. Nature preserve areas for coastal birds.. like north of seaside in cardiff. Large bike lane and walking lanes. Zero restaurants and other retail stores. Keep the coast natural and leep the stores in the village.
A romantic shaded park where kids can take a date and watch the sunset.
a place to park, stroll, and enjoy sunshine at a small bistro with a view of the ocean. Very little traffic noise
I see it exactly how it is today
I'd experience the coast as it is today. Untouched by greed for more, more, more.
Parks and open space for local residents to enjoy and not be overcrowded
A place to visit for the day, walk around , eat, and shop. Nice areas of park and grass to sit and enjoy The environment
Easy free parking, an area to walk and enjoy the coast, grab a coffee or a bite to eat. I think it would be great if it were open space that could be enjoyed for exercise (biking, walking, yoga) and events that changed daily: farmers markets, catering trucks, outdoor music/concerts, dancing, and local artists. I've always thought the area need food for families that want to spend the day but I imagined it on the beach side for convenience.
families enjoying the beach and coastal area
I would keep it exactly as is. Why can't we build/develop the items you suggest on the existing land??
Not overpopulated with people places and things. It's beautiful just the way it is.
It would be great open space to stroll, picnic, play with the family with the same beautiful views of the Pacific
Beautiful coastline park w no shops or buildings. Natural habitat and easy access to beaches. Big walkway for walkers separate lane for bikes. No traffic next to walkways. Peaceful
More restaurants

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I see open space, great views and no shops. I see the capability to enjoy the beach by bike or hike
Visually appealing, clean. Impressive restrooms. Safe access to beach. Access for pedestrians, bikers, dog walkers. Slow traffic, parking options.
A safe place to take my grandkids on a nice long bike ride or a long walk away from traffic. Nothing commercial per se, unless it's a swimming pool
Carlsbad has a unique ocean parklike setting that invites residents and visitors alike to stop, enjoy and relax along the ocean. It's unique performance area allows for gatherings to enjoy music, performance and the arts. The venue is a favorite spot for artists to paint and share their work, from painting to jewelry and handcrafts. The setting of green grass and beautiful trees allows for enjoying the ocean without having to trek to the sandy beach nearby, but still having easy access. The park setting is a truly unique and special place along California's coastline.
Unobstructed coastline view. Runners, riders, walkers, rollerbladers safely moving in their respective lanes. People lounging and playing in designated spots. Beautiful flora and natural plants. No commerce.
It would look exactly like it does now.
The same with additional parking
A continuous line of parks and walkways along the beach with unobstructed views of the ocean and 100% total beach access.
Very little change, if any
Open space no vehicles, place to sit and watch the ocean and sun set, Fine dining with ocean view, all food locations should have ocean view. Isn't that what attracts people to the area?
A community that values the people who LIVE in Carlsbad. Public restrooms are kept clean, good security is in place, druggies and homeless r not allowed to enter. Might have to have passes for residents of Carlsbad who will b paying for this and charge a small fee for tourists to enjoy. We don't want more homeless and druggies in our town. We want to increase sales tax revenue for our city.
Bike and walking trails, benches, picnic tables.
Nature preserve
A pedestrian friendly beach experience.
Some scenic views from bars
Sound and sight of the ocean.
clean open park area free of stores/buildings/billboards, enjoyed free of charge by the local community and visitors alike
Beautiful house unadulterated coast line. We do NOT need more dense housing/retail. You have already allowed our lovely little village to be raped by developers. Please do not destroy our coastline as well
Cars, cyclists, walkers/runners all moving along without dodging each other and no traffic jams.
The beach is wider and sand isn't disappearing..a safer place to bring toddler to play at the beach
Not having any commercial or industrial buildings!!!!
Peaceful, beautiful, natural surroundings with unobstructed views of the ocean. Listening to the sounds of the ocean while walking on natural paths with native foliage. Stopping to admire the views while sitting on benches with backs (for seniors).
I'm filled with pride at the natural beauty I can spend time with my kids and grandkids in a beautiful and fun spot like moonlight beach There are light services so you don't have to leave to get food while you visit but natural beauty has led the design There is something special and unique to carlsbad, it's not a copy of either Oceanside or moonlight beach

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Exactly the same, untouched natural habitats
Still a natural and wild coastline but with safe areas to walk and bike.
Not commercialized and busy for tourists!
I'm saddened that it has to change. There is just nowhere in SoCal that is just the beach and water anymore. It's all a money making pipeline. I hope I'm 20 years it's just the same - and people can just enjoy the beach and all that comes with it. There is more than enough shopping and restaurants in Encinitas and Carlsbad. If you absolutely has to do something to make the city money put one restaurant (on the beach) - casual, can wear flip flops but full service (not fast food style).
When I look west I see an undeveloped view of the ocean and marsh lands
I see kids frolicking around with their pets on the beach while one parent might take them up the hill to get some food and sit and watch the other parent go surfing. The parent surfing might then be able to see their family waving/dancing/cheering from the grassy cliff side rather than the eye-level point of view from the ocean to the sand beach. There might be street performers stunting from the grass to the beach...
Towering palm trees, clean beach and limited parked cars and people destroying it!
a park with grass and trees, maybe a beach volleyball court and some bathrooms. That's it.
Keeping the history of Carlsbad and not putting in shops and restaurants that bring more traffic and people.
The same, non-commercialized nature scape. PLEASE DO NOT ADD COMMERCE to this pristine stretch of heaven! Please do not have money/ profit gains drive this decision, but instead environmental impact 20 yrs from now.
Mostly green & naturally landscaped, with pathways and benches, and an amphitheater style space that can be leased to private parties for events
An area safe for people to enjoy the natural beauty of Carlsbad and coexisting with the nature of the area. I don't know, but an area where people can be outside walking/running, picnicking, bicycling, etc
Family friendly area that caters to locals and visitors. More open space for use, some new restaurants, and access to free parking for surfing.
An uninterrupted running and hiking trail
Free space, no shop and restaurants or commercial things. Keep space open for people to jog, walk and enjoy natural beauty
Similar to the Solana Beach concept, but better, and completely connected (without detours or crossings) to Leucadia streetscape, and La Costa Ave. A place where you can stroll with your family (all ages), and/or run/bike with delightful surroundings and total safety from car traffic
More people enjoying our beautiful and safe city.
greater access and parking
Pretty much like it is except the new hotel in Leucadia fell off the bluff in an earthquake and disappeared
Families riding bikes and jogging down the coastline. Simple and quaint places to eat (more food court style) with open area to picnic or eat outside and enjoy the views.
No bikes no homeless and more parking for me to access the ocean
It's the way it is now.
I would like it to feel more like Cardiff. I'd like a really good walking path, nice public restrooms, nice restaurants and better parking.
In some areas the lanes widened to 2 lanes, and in some areas the lanes narrowed allowing more room for bikes, walking paths.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

access to beach and adequate parking safely away from beach erosion risks
Open natural space, NO over priced trendy restaurants, clean parks, running/walking trail, beach access. Stop building! Keep the wetlands for birdwatching and wildlife viewing. No more roads.
Open space free of cars and traffic. Safe and dedicated walking and bicycle trails with views of the ocean. No new buildings or retail to clutter up our beautiful coastline.
No "improvements". keep it natural. We don't want Encinitas or Huntington Beach.
A children's playground, a dog park, an interactive area for exercise for adults
More area to walk
Still has open feel with better beach access and more opportunities for safe walking and biking.
Natural landscape with no buildings
Nothing has changed
Space for biking without cars, place to walk my dog, without compromising the fragility of the coastline and coming climate problems (rising sea level)
I'm strolling along the coastline, on a path safe from cliff hazards but close enough to see the whitewash and far away from cars.
I'd hope it would be as it is now. I find plenty of the proposed offerings close by.
A place where I could relax at a beach bar and enjoy a cocktail.
not overbuilt. not touristy. but user friendly meaning there would be rentals, snack bar, maybe a boardwalk
People enjoying beach year-round. Walkers, bikers, place for dogs. Picnic areas, parks. No cars. Trolley /easy access transit from east San Diego and south of us. Locally owned shops and restaurants (no chains)
I love the accessibility of the beach, its truly for everyone! Campground is beautifully maintained and perfect for a sunset walk. Village of carlsbad offer different options whether you're up for fine dining or casual eateries.
I see that the City listened to the citizens, didn't develop it with shops etc continued to leave it natural - moved the road and the campground to the east and we're honest with the citizens about sea level rise and continued to place sand on the beach so that we still have a beach
A coastal city with beach amenities which is on par with some of the nicer beaches of Orange County. More desirable and spacious. Lots of tourist and other revenue for the city from all the income. It should be a little more than now but not too overdeveloped with bars and such which will spoil the name of Carlsbad being a family friendly and quiet beach town,
Continued openness, and calm traffic
Lots of open space some good food and bathroom options in thoughtful low lying buildings. Options for people to use outdoor space differently.
Absolutely no new retail/shopping/outlets. Definitely a Bike park and Pump track like the one in St George Utah
Views and access to the ocean. Places to gather, both retail and natural
A continuation of the "boardwalk" hiking paths currently to the north
Where did the only last stretch of quiet natural shoreline in Carlsbad go? They already have acrobats, sunset crowds, shops, dogs waste, and sideways everywhere else in the city. A few trails, bathrooms, and benches would have been just enough.
Easy access On the beach and parking
Bike lanes that people feel safe using. Trails, preservation of ocean views, bathrooms

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

pristine coast, natural vegetation, pedestrian and bike friendly, some places to hang out, dine and enjoy the views
Still low development, no additional resorts, just open space for recreation or hanging out with friends and family.
The coastline left alone. Just like it is.
the continuation of the great ambiance that existed in Carlsbad and its comparatively wide open natural condition of the late 1940's
walking trails around the lagoon bike trails next to coast
Unfettered view on the ocean without new buildings and a clean street with grassy areas to walk with dogs, lots of clean sand, swimmers, surfers and fishing on or near the jetty
A large beach space that doesn't disappear at high tide, thick native plants, birds, quiet
Someone in any mobility device could move around all of Carlsbad with enough room to enjoy it. There would be less/no noise and exhaust from all the ICE cars, instead the cars would be electric or people would be on mass transport or bikes. There would be space for scooters, skateboards too, not just bikes, pedestrians. LESS PARKING
No development. Bike and hiking trails. Nature walks. Preservation.
That traffic has been moved farther in which could be bad fro those residents currently living along that area.
Hiking paths and a medium priced restaurant with views.
I enjoy driving Carlsbad Blvd at least once or twice a week. I always enjoy the views that come from driving so close to the beach as possible.
About the same but with a few ocean view restaurants.
mostly what is is today, no future businesses or housing to litter our coastline
A park atmosphere, no vendors (we already have the camp store), just more open space, walking path, bike lane
There is some development of restaurants, coffee shops and the like so that when I am enjoying the day, I can get a bite to eat. We are always looking for places with outdoor seating to grab a glass of wine or some food. However, a lot of the space is still pretty open so that the view and the ability to find space for walks and sunsets is preserved. I think having nice, big playground space would be wonderful too—we love to have the option to take our kids to play in a setting that's also enjoyable for the parents. And it would be great to be able to enjoy the coast more without going to the beach every time.
I would be riding my bike along the scenic strand, not worrying about traffic and able to stop for a casual drink or bite to eat with casual outdoor seating with a view of the ocean.
Raw land. You can never get the undeveloped areas back once ruined by development.
It's a beautiful park with a skatepark area with shade and lights, a concession stand, a playground for the kids with shade. Think Venice Beach Skatepark meets Alga Norte Park.
Stop developing every little piece of our town
That it felt and looked like the black and white pictures you see of Carlsbad 100 yrs ago.. Don't do what Oceanside did down town..
Separate walking paths from bike lanes, dog friendly portion of the beach, small bar/ restaurant that's dog friendly
The south bound lanes of the street are moved back away from the coast. There is more designated parking nearby, possibly on the east side of Carlsbad Blvd. There are more walking paths. Some green area between the street and the coast. And more options for accessing the beach. A green area at the top of the cliffs as a vista point would also be nice.
Well. I think it is fine as it is.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

No more hotels or expansive development or housing. Things that are natural enhancements to the landscape
I would like there to be usable areas for families and children to be outdoors and for walkers and bicyclists to be safe.
Well maintained parks, trails, and beaches.
I would like to see more land preserved.
Beautiful open grass spaces, parks, lots of kids playing, clear view of the ocean, free parking near safe walking paths.
I see a coastline that is preserved, what is left of it, without more development. The space is open and mostly natural for people to enjoy. I absolutely do not want to have shops, retail, parking lots, or anything like Moonlight Beach
No retail, hotel, restaurants - open space only.
No changes, stop over developing our coastline.
A Natural space with minimal development. Small boutique stores or restaurants in specific locations. Trees and parks. Similar to Del Mar on the water
More traffic as I drive southbound, without the view. Keep PCH along the coast
Making the assumption that humans make wise moves to mitigate climate change, the first being to reduce human population peacefully, the land would be much like it was when I first visited it in 1955, devoid of any kind of human "gentrification".
Lots of people riding bikes, walking, enjoying nature. Beautiful parks, nice casual places to eat. A small outdoor theater with music.
Leave it natural. No shops, restaurants, tourist destinations. We have more than enough of those already.
It looks like it does in 2022.
20 years from now I will be in heaven
Walking paths and picnic areas - NO DEVELOPMENT OF Businesses
Ample parking with easy access to walkway.
Beautiful environment that encourages healthy activities amid spectacular views and lush landscaping
The way it is today
Green space with walking paths, picnic tables and playground equipment.
Family friendly, iconic
Large grass areas with open areas, tables for picnic, kites, jogging and walking trails
Natural shoreline with nice shops and restaurants with north south traffic on i5
Would prefer open spaces/parks with a couple small food concessions to lots more shops/restaurants
The Carlsbad vibe. Ocean views with people relaxing watching the surfers
Just the way it is!! The beauty of south Carlsbad is that it remains relatively untouched, a rare finding in San Diego county. It is a breath of fresh air that will be destroyed if this project moves forward.
More plants. No developments. Seemingly "untouched"
Restrooms & wide sidewalks for walking

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I'd like to spend the day hanging out there. Currently beaches are great. I like the open parking. But, there's nothing else to do. You just drive through quickly. Need done parks, playgrounds and restaurants or retail grouped together to hang out at.
Same
Beautiful views of the oceans
Colorful/Artsy board walk with decorative/architectural sculptures along the beach. A grassy park with beautiful landscaping, picnic tables and benches. A FEW restaurants right on the beach that offer delicious foods. Clean showers and bathrooms. Parking lots that can accommodate a large amount of car with discounted rate for Carlsbad residents. I'd like to see artistry and additional amenities along the beach for Carlsbad Residents but without retails, hotels, and entertainments that may bring crowds from outside of Carlsbad, which take away the joy and pride from Carlsbad residents and defeat the purpose of "improvements"
Cars parked away from the beach with trail from Terramar to Ponto Beach. Was a firemen in Half Moon Bay for 20 years and their board walk and trail was front and center I don't of the state park. MOVE the campground sites back 30 feet off the bluff and have a trail for all campers and visitors to enjoy. The trail in HMB was SO popular for everyone. We have room to move the campground sites 30-40' east toward Carlsbad Blvd. Basically, the trail would be above the bluffs from Terramar to Ponto with benches a public restroom and a few picnic tables for all to enjoy. Cardiff state park has the trail o front of the sites too. Step it io Carlsbad! Delmar has a great little grassy walk, but Cbad has got so much more open space dont blow it! This is all we have left.
Open space with less business and buildings. Think downtown does a good job of that.
I can get great food, relax with my family, be able to go for a nice walk with a good view of the beach and not have to worry about finding a place to park
Protected lanes for bikers and runners or walkers...
Family and Community Recreational Activities and Staying Fit...Outdoor roller skating rink..fun stuff
Clean, safe, easy access to beach with some shops for food and drink
Lots of parks, accessible beach and the road is tucked away, instead of being the focal point/dominating factor
The open beach, the open ocean view, people on foot or bike enjoying the natural beauty of the coastline.
Less buildings and more marshland
A Nice place to walk , eat and meet your friends
Coastline protected from further erosion with preservation and enhancement of natural beauty with native plants and walking trails, beach stairs
The ability to walk along an ocean promenade or walkway that would resemble the stretch of land between tamarack and Carlsbad village drive
the beach
Friendly, family atmosphere, alive and busy with locals and visitor enjoying our beautiful city
Family areas , kids areas
I would like to see no changes to the beach, but addition of safe parking along the road that did not allow RV's. An improvement would be more restaurants on the east side of Carlsbad Blvd. that beach visitors could use after a day at the beach.
A safe place to spend the day and enjoy the natural beauty of our city. People come from all over the world to vacation on our Riviera.
A system of unpaved trails interconnecting from inland to the coast
I live on this route right on Carlsbad Blvd. I would love to see limitations on the speed and noise that is created. There are contant vehicles that speed and upset the tranquility of the area. It's hard to hear the ocean with the

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

intense traffic. It would be amazing to limit traffic substantially and try to keep things as natural as possible allowing for people to enjoy the coastline. Things like speed bumps would slow traffic and encourage people who are in a hurry to use alternate routes. This way people could enjoy the beauty of the area and not just fly by as fast as possible. I don't think more stores or development will help with these goals. Nice walking paths with ocean views and easy access to the ocean should be the primary focus.
It would still be a peaceful drive along Carlsbad Boulevard with no homes or shops or restaurants to obstruct the view. This stretch of coastline is one of the last of its kind and loved by carlsbad residents. Compared to the same coastlines of Del Mar, Solana Beach and Encinitas where you can't even see the ocean through the thick hedge of homes, buildings, stores and restaurants, our stretch of Carlsbad coastline is a piece of heaven on earth! Please don't change this gem!
I would love a "Carlsbad Village South" but one that stretches north and south along the water, and has plenty of condos with ocean views.
develop Ponto Park and connect to the narrows park
Great views, close to the cliff side, with full safe pedestrian access along the corridor but preserving the current non commercial character of the corridor
for many years I have talked to my husband about how Carlsbad has missed out on restaurants and boutiques with a view. I have envisioned a experience in Carlsbad that does not exist yet, but could
You can walk down to the beach or walk/ride your bike along the boardwalk. You can stop for a bite to eat or to look in some shops. You can also plan a nice date night out at a restaurant with a view Of the water
The openness and beauty as it is today. The previous page does not describe something that isn't already available in downtown Carlsbad or Encinitas. We don't need more shopping or dining. If you are trying to preserve open spaces why would you ask people if they want more shopping And dining? How is that preserving for all to enjoy?
The same as it is now
Open area with more parking further away from beach and allowing walking trails, picnic and access to the beach. No more retail. Open area please.
Beautiful area for walking, retail not needed, monitor traffic and crowds. More parking would be great. Don't turn it into a dog area. That would ruin it. As it is, guests from Seapoint Resort use that land in front of it as a dog area and there's dog mess there all the time.
Still has the beautiful view of the ocean, lots of safe biking and hiking trail access, with improved LEGAL parking without homeless and transient motorhomes taking up the spaces.
Limited vehicular traffic, more sand beach. Limited commercial development
Safe cliffs, grassy knolls; dogs allowed on the beach; no cars, because they would be parked underground, trams to take people to and from; trees, lots of benches and picnic tables.
Dedicated cycling lanes, dedicated pedestrian lanes, cycling rest stops with repairs And water
A part of the city that preserves nature and let's residents enjoy it without cars
I see a beautiful coastal drive with walkers above shoreline in natural space
openness and walking/biking trails and easy parking access. I would like to see it landscaped with low growing trees.
A beach, similar to the Carlsbad area north of here, with a sidewalk area for walking, and easy access to the beach, as well as adequate parking.
Well maintained, open and free (kind of like today...don't change a thing)
no strip malls. open areas available to the public to picnic, hike, and enjoy the beach.
As much open space as possible with a network of walking and biking trails.
I would see lots of happy individuals, families and friends enjoying our beautiful natural resource and getting exercise

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Calming, beautiful ocean views, family friendly and affordable not high end and a non alcoholic area no bars , beers, and no criminal beer drinker bikers.
Low density with access to beach for the family
More Restaurants, picnic tables, public restrooms, bbq stations, gazebos, playgrounds
The natural untouched beauty of the coast line
I want it to remain the way it is now. But I know it won't. It will be developed, become crowded, & similar to all other touristy beach communities.
Open coastline with beach access for outdoor activities not more shops, restaurants, etc. there's enough of that in town already. We do t need more traffic and congestion.
A place where families can come and spend the day- with amenities such as bathrooms and shops, food and the beach. A playground and picnic areas that feel safe and allow us to enjoy the view of the beautiful coastline
Clean beaches, with the sound of the ocean waves and seagulls overhead. A grass part up top with picnic areas as well as benches to watch surfers, volleyball games, dolphins. More palm trees like Moonlight Beach in Encinitas -- and clean/monitored bathrooms! Plus some community events -- yoga classes on the grass, family movies, concerts in the park, etc. Maybe an extention of farmer's market, but more with local artisans selling goods, rather than foods.
A beautiful park overlookin* the ocean Walking trails around the golf course or around a pickleball court.
Walking park with large bike lanes
Keep it the way it is
Separate bike lanes and reduced traffic
Park-like setting (grass/trees/benches/tables), lots of paths and walking, bike lanes, clean bathrooms, some concessions, all attracting lots of people and their pets. Maybe a small outdoor amphitheater for outdoor concerts/music and local gatherings. Small area for chess/cards/games.....
...
Leave it without any commercial development
Celebration of Carlsbad history mixed in with outdoor family activity space and local artisan foods. Lighthouse as an iconic Carlsbad skyline piece.
A designated walking path, finished/continuous pavement.
An open area to walk around with unobstructed ocean views with easy access parking.
Easy parking and enjoying a fine dining meal with a nice view to the ocean .
ABSOLUTELY NO COMMERCIAL ENTERPRISES
Just as I described above. Long stretches of peaceful, natural coastline views not cluttered with businesses, shopping centers, hotels and housing developments, with designated walking paths and access to beaches to maintain Carlsbad beach town vibe that people want to visit to relax and enjoy the coastal nature. They can shop in the Forum or Company Stores, or other strip malls already built in the city. Perhaps focus on making the old Westfield Mall an outdoor shopping center with smaller stores like a Santa Monica Place experience or a smaller scale UTC.
Beautiful ocean views while walking or biking along the coast, benches to sit and rest, trees for shade, no skateboards, roller skates, etc, no retail, no restaurants - just a restroom that blends into the landscape. Keep the area as untouched and natural as possible. It is a gem that we should treasure, not destroy.
unlike our neighbors to the north & south, Carlsbad has maintained at least a few inches of open natural space to preserve the quality of life that makes this place unique.
Keep it the same

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Road moved away from the coastline only 1 lane each way with separate bike lane. Grass parks with bbq's, tables, fire pits and only a small concession stand. Free parking by road and walk to park. Do not put any buildings, restaurants or structures except bathrooms. Keep It Simply Simple (KISS). Thanks for reading
Views of the ocean while driving and walking.
Previous answers plus remove the awful hotel
Accessibility to the beach, nice landscape, parking, outdoor showers and restrooms
A vibrant community with a variety of retail/restaurants that are very trend. Very aesthetic architecture, and scenic sights all around.
People not in cars or on ebikes walking and enjoying life
I'm sure you can sense my opinion. Please do t ignore the feelings of locals. Please respect the small stretch of coastline left that has no need to be developed.
The ocean would be front and center. Parks for families, including a dog park. Walking and bike trails. I would like this area to a nature area. No development. No hotels, No restaurants. No shops. No bars. I do not want Carlsbad to look like Encinitas or Oceanside, which are too built up.
No change
We can experience the natural coast line which is a very healthy environment and the lagoons are doing well and have a few conveniences and easy access.
It is natural, not crowded, preserved...
Natural space where my family and I can observe nature and it's wildlife IN A PRESERVE NO JUNK SHOPS AND NO FOOD
Lots of families using the space. Sports, biking, soccer.
Easy access to beach Trails away from traffic Casual restaurant on beach
Easy parking. Brewery or wine tasting with outdoor seating and perfect ocean view. Another coffee bar with perfect view
Coastline
Some active recreation, some scenic viewpoints, some exercise equipment, interesting walking, biking, and running trails, a few wildlife-attracting native plant areas with low speed trails and several benches for wildlife watching and for mental health.
Keep it the way it is, if you want development go to Oceanside
It would still mostly be the same so that it retains the character that it always has had and has not become some congested, upscale area that the lack of adherence to the growth plan has caused in the rest of Carlsbad. You can experience the wildlife/nature of the area.
I'd like to see some open areas for leisure, like parks and fields. We have enough restaurants and shops. We do not need more. And definitely NOT another hotel
Not too overdeveloped but have some options to dine at the beach.
A lot of shady areas and walking paths with lot of nature that is more natural than manicured. I'd like to sit sit and read or just breathe. A kids playground.
Picture something very similar to Torrey Pines State Park. Pristine in all it's natural beauty. Open trails leading down to the coastline & beaches. Sunsets, surfing, water sports, walkers, hikers, and just happy people enjoying nature.
Walkable park like atmosphere
Natural vegetation. No man made obstructions. The natural beach, like Camp Pendleton. Undeveloped.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

There are always people there, day or night. At night, the coastline is well lit. People ride on bikes or roller skates moving along while others enjoy themselves inside restaurants looking out at the waves. Kids lose themselves in games and some are even bowling. On the beach, couples walk hand-in-hand as if nothing else matters.
An area where people can be active outdoors and enjoy the coastline without clutter from a bunch of retail businesses. Parks and open spaces
Walking along a well-developed pathway through the edge of the coastline wetlands, designed to be part of the landscape and not as a wildlife corridor wall. Not as developed as the Oceanside Harbor, which is way too built up and touristy. Not as open-wound raw and abandoned as the Cardiff beach concrete slab ruins.
Beach recreation hub
Open, no hotels or homes
Unchanged and natural
I see a piece of land preserved with minimal development.
People walking or jogging in a quiet, non-commercial environment with children being able to experience a grassy, natural site
Carlsbad being considered a forward thinking city accentuating it's crown jewel.
Paying homage to Old Coastal California with the CBad Campgrounds as the backdrop. Laidback/casual atmosphere like Buccaneer, Harbor Fish Cafe & others.
Well maintained and manicured landscaping and street scape that enhances the beach experience. Better access to beaches with better parking. Nice retail within walking distance of beaches
You presume it needs improvement.
No invasive species evident. Open space and a natural non commercial coastline. No trash evident.
more nature, less buildings!
Pretty walkways, plants. Bike paths spectate from pedestrians sculptures. Casual meeting places. Picnic tables, arches over walks. Arbors
I like it the way it is. Unchanged would be best.
A place to leave the car at home and safely walk or cycle to local shops, eateries, and parks.
A dog friendly beach
a beach. It will need improvements
Hopefully it will look as it does today. Nature is a beautiful thing and should not be always touched by humans developing
Same as now
Green foliage, open views, walking paths, lots of public art, sitting areas, picnic areas, accessible and attractive beach entrances.
Coastal Rail Trail, separated from Coast Highway - as it is in Solana Beach (check into "bike paths" in Europe to see how it is done correctly!), dedicated walking paths that are not a part of the bicycle paths, parks with restroom facilities, easy access to the beach/ocean.
I would experience a delightful walk viewing the ocean and the flowers along the path. I would be able to visit little shops and small restaurants .
We just had the best time of our life's in Carlsbad. We went to Legoland and someone told us about the Sunset View park. The kids played for hours while we enjoyed the breweries. Even Max our dog loved the dog park. Their was live music, a skatepark, and a small open air type of artisan market. It's a jewel and unique in the world. We will definitely come back and tell our friends

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Natural scenery Coastal native plants, beach and sunset views, be able to use the beach. Similar to a state park, maybe a playground for children. No shops, restaurants, fancy restaurants, condos, hotels, or pavement. So little of our natural coastal landscape is left and is just getting crowded out with development. I would love into be able to enjoy nature. It is proven to improve peoples health and more sustainable. There are not many natural spaces left in Southern California.
Open and with limited access to the beach.
It seems it is easy to make a retail/food/consumer space that draws tourists and the masses. However I would love to see something that conveys the vibe of Carlsbad while preserving the nature and access for people who want to take in the beauty of the ocean without having to buy a latte or frozen yogurt. A place that feels like it belongs to the residents of Carlsbad and welcomes visitors into our special place.
I'd like to see it as it is today.
It looks like Malibu
Hopefully not too many changes. Less homeless and less drug dealing would be nice.
More restaurants, more parking, lots of sand
More rail trail. People leisurely enjoying the view and having option to be active. No traffic. Parking available. Natural and less developed
I hope there is no development. Keep the natural beauty. The chaparral, wild squirrels, the moving sand, the sound of waves breaking, the solitude!!! This is why South Carlsbad are the beaches I love!!! Say no to more mini malls or corporate structures and hotels!!!
Safe and fun destination to take my grandchildren. Maybe we will ride bikes from our home in La Costa Oaks. There will be good bike racks to secure our bikes. We will enjoy the beach and buy lunch and snacks.
Leave it alone so that families can enjoy it. Take out roads and that horrific Ponto hotel. Let the local wildlife live so that we can enjoy it with our family for years to come. We don't need anymore concrete, buildings, greed, etc.
It would be a safe open space area with clean beaches and a few new places to enjoy food or treats
A long walking path, park and green areas for picnics, childrens area, bike path away from traffic.
Seating along the way Wide paths for two way foot/bike traffic No shops Maybe a dog beach or dark park area
UNSPOILED COASTLINE
Safe mobility. Beautiful parks. Small vendors. Walking paths.
Big green space, lots of residents and visitors safely enjoying the area! Ocean for everyone!
basically a „central park“ of NY in Carlsbad California flair!!! lush, open space, athletic opportunities, safe space for family (playground), small casual retailers, mobile coffee bike trailers, space for art for children,...a place which unites the residents!!!
Integrated space for biking, surfing, walking and eating
Safe biking paths that connect to other roads but are separated from traffic
Parks and walking areas like Del Mar but not too built up like Mission Beach. It still feels open and natural.
Nature. A walking path, biking.
Untouched and the beauty of untouched nature
Usage space with parking, shopping, eating
The sights, sounds and smells of the coast- not the noise and air pollution from a lot of cars

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

The same open and mostly undeveloped coast, no trailer park communities or storage facilities. Some green parks on the hills overlooking the beach and ocean, and a very select few restaurants near the water.
We agree we need to move the road back from the ocean. The land should be mostly parks, berms, and other resilient infrastructure - and not stores and other structures that would create economic pressures to use unwise and even harmful (and often ineffective) sea rise "controls" like sea walls. Beyond that, we are too new to the city to offer much more comment.
Beachfront community where there are more people on foot and bike than in cars. Grass and trees adjacent to the beach (see Seagrove Park in Del Mar). No large parking lots. Nearby casual eateries & cafes, but nothing extremely upscale/exclusive. The community is a place where people want to go to the beach but also want to spend time even if they aren't going to lie in the sand.
I see a nice paved walking path and a separate bike path and a walkway over the lagoon
Hiking along ocean - tons of plant life - small restaurants with farm to table foods ~ super natural environment- or no restaurant preserving nature
Just as it is. Do not build west of the road!!!
Same open space just more accessible and safe for pedestrians, beach access and bike riding
I would want it to stay mostly the same, though if needed, any natural habitat restoration would be great. I would not want any sort of light pollution.
Like quiet non commercial space
I would like the spot to remain quiet, to be an open space for coastal sagebrush and native species.
Oceanfront casual dining, walking/running path, and leave some nature intact
Thanks to the elimination of petroleum-based fuels and adoptions of emissions-free alternatives worldwide, the skies are pristine and smell of flowers and greenery. The sharp salt tang of the ocean lapping the sand of the Carlsbad shore permeates the herbaceous smells that fill the air, and clouds hang low in the late spring sky. Looking around, she sees no cars, just a couple of bikes resting against a hill of sand. The little houses are there, painted bright colors this year. The only sounds: the crash of the waves as they tumble as they do over themselves and spread over the shore. No cars, none of that awful squeaking and grinding of rubber on asphalt. After Legoland was relocated to La Jolla in 2034, the Company Stores' business dried up and the glorified outdoor mall shut down. Tourist traffic disappeared within weeks, just like it was 1987 again. The stretch of golden sand rocked on.
Open spaces with natural beauty preserved, we have the village for built up areas and restaurants
The same thing I see and experience today.
Not busy. Well landscaped
families enjoying sand & surf and parking close by so they don't have to lug umbrellas, cooler, chair, and children for a great distance - which they do now.
A running/walking trail, clean beaches and protected coastline
Bike/running path, brewery, winery, parks, beach access
I'd love to see the 101 with very few cars especially on the weekends. That way kids, families, dogs, cyclists, runners & walker could all be out enjoying its beauty safely. There would be nothing commercial or retail built on the west side. Native plants, some retail/residential and a safe walking path like in Encinitas and Solana Beach on the east side.
there would be more greenery around the road. it would be a more pedestrian centered space, with shops and seating. people would be able to easily go between green space, walking paths, the beach, and restaurants and shops. there would be a parking lot to prevent the need to park in the street or take up business parking.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Ocean views while driving and open parks, picnic areas for walking and biking...all on the ocean side. Restaurants and stores on the east side of Carlsbad Blvd having ocean views but not blocking the views from a car.
A walkable open an adaptable space built for the citizens and visitors to enjoy. No commercialized establishments, but rather a small version of New York's redeveloped westside promenades
That the So. bound lanes on Carlsbad Blvd. are still in place and that there is adequate parking at the beach.
No change. There are hardly any undeveloped areas anymore
A park like setting with grass, trees, walkways, bicycle paths and lots of open space. Walkways through undeveloped areas of native habitat that encourage exercise and environmental awareness and discourage vehicle use. I experience the wonder and beauty of the natural world, the coast, the ocean, the lagoons, the native flora and fauna. I ride my bike from my home near holiday park along with my friends and family members to enjoy the marvel that is the vast pacific to enjoy each others company.
open space
I see something like the La Jolla cove but more walking path. No cars allowed and parking offsite.
The Carlsbad Blvd would have a separate bike lane and pedestrian lane away from street traffic. The coastline would be unobstructed just like now from development. There would be people sitting on designated benches to watch the sun set on the beach.
Well, I don't think I'll be around in 20 years, but lets say 10 ;) good traffic flow north to south along the coast along with ample spaces for pedestrians/runners/walkers/dogs/bicycles to enjoy the ocean view. Little commercial development and the clutter that brings with it. NO HOMELESS CAMPS!!!!
Please leave it alone!!! It's why we're here now. It's why people will love it in 20 + years. Why do you think it needs to be changed?
The coast highway is sufficient but not inefficient for the traffic flow. What good is a park if there no parking and heavy traffic. If there is no parking how will businesses survive. Use the city funds to widen Pio Pico north of Las Flores. Somedays there is barely one lane to get thru with all the parked cars.
Leave it as it is. We don't need more attraction to the coastline. This is apparently to benefit businesses and profit.
More ocean front dining/entertainment but small and cute with throwback beach blanket bingo vibes.
No over development of the coastline.
I love that I can walk around the area freely. I don't have to worry about cars or parking because a shuttle can take me to the coast from a parking garage. I like that it is safe for kids and pets. I like that we can exist near the ocean.
Very little improvements as I like it teh way ist is today.
Small quiet family friendly retail and restaurant area with low-key brewery or bar overlooking the ocean with day time activities available, electric rental bike accessible and plenty of accessible walking routes. Able to soak up the view, surrounding and atmosphere
Mostly open space with two lanes of traffic calmed to 20 MPH on the eastern boundary with single lane roundabouts at every intersection, numerous pedestrian crossings, and a 24' wide class 1 Coastal Rail Trail near the western boundary. The PAR connection to CB Blvd would be a single lane roundabout and the saved land used for parking and parks
Just like it was 20 years prior.
No new development, re-opening batiquitos lagoon to the ocean.
I see and experience an unpopulated, uncrowded coastal area that has not been turned into a city full of people and businesses but continues to be undeveloped, gorgeous coastline for local people to enjoy
Mostly nature, protected reserve, spaces to park my car, resto/coffee shop with ocean view

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Probably one of the last spots in Carlsbad that wasn't overdeveloped. And it would be nice to have a part of Carlsbad that caters to residents and not just another tourist attraction.
Families enjoying themselves, people walking their dogs, wild life commingle with area
As much undeveloped natural coastline as possible. Nature, beaches, maybe some periodic benches and tables. NO BUSINESS or BUILDINGS, etc...
More beach, more nature, more trees, less pollution, less building and less pavement. The beauty of the coast line is its nature and that is the biggest draw to the coast, not pavement
Walking pavilion with restaurants, coffee, etc. and a walking trail
Lots of public space with equitable access
walk on the beach and enjoying quiet time away from craziness in the city
One vehicle lane in each direction with very wide buffered Class II bike lanes in each direction. Slow vehicle speeds. More walking trails atop bluff. Separated bike and walking paths.
I see what is there now. There are places with more families, groups playing beach volleyball or surfing...there is usually plenty of space to find a chill spot and relax to meditate, do yoga, walk along or jog the beach ocean. I wish I could jog with my leashed animal. Otherwise, I would be sad if it were any different. There is no reason to commercialize or weaken the natural coastline as it is. Stop trying to sell and capitalize on this...if people want Santa Monica, they are welcome to go there. If they want Oceanside, it's close enough by and they can go there. The uniqueness of some level of quiet and y disturbed is what makes Carlsbad great and unique
walking trails, biking lanes, bbq's, picnic areas, basketball and volleyball courts, food concessions, areas to host art shows, concerts. Additional access points to the beach. Sand replenishment at the beach. Removal of South Carlsbad State campground and improvements over those areas to benefit the local citizens.
I would see that the coastline is natural, free of public services, and has not changed a bit since 20 years before. Any change and addition of infrastructure is detrimental to its attractiveness and will lead me to frequent it less often.
Large park area with small shops/food. Lookout areas with parking and restrooms.
Visually looks similar and still has a quiet, community feel, but with more affordable housing options and a few options for high quality dining (doesn't have to be fancy but prefer not snack bar type food)
Just like it is now!!
More beach parking and beach access
Park like environment
The same as it is today. We should let future generations enjoy this scenic drive.
As a dermatologist volunteer, I am heading towards an open air shelter with nearby restrooms where there are regularly scheduled skin cancer screenings conducted by community physicians. Sometimes this pavilion is used for musical performances and can be reserved for other events. I have parked my car in the shopping area where I can return to do a little grocery and souvenir shopping after my screening. It is convenient to take a foot path which is accessible to wheelchairs and strollers to walk to the beach. There is a dedicated shelter for aquatic learning for a lifetime nearby -starting with toddlers and swim lessons, continuing to disabled people having surfing lessons and people of all ages learning to be lifeguards. I stop by the lifeguard tower which has its own private composting toilet for the lifeguards and a first aid station, to remind the lifeguards to come in for their routine skin checks. Then I make my way down to the smoothie stand and get a little snack before proceeding to the Skin Cancer Screening area. I pause in front of the public sunscreen dispenser and reapply a coat of SPF 50 before beginning my volunteer shift. As I leave the beach at sunset, I pass by the fire pits and make my way back to my car via s lighted path.
I don't like the changes that are being made. With the all the development that's going on. Carlsbad is losing it's charm

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would be too old to access it without my vehicle. This proposal discriminates against senior citizens who need their cars and want to enjoy the ocean. What about all the people who park along there? Where will they park for beach access? What about the one-lane northbound and southbound traffic that is currently the 2-lane northbound 101 traffic? How is that going to work? Big question: Why don't you publicize whose idea this is???
Lots of sand. Tide comes in too far now especially at Ponto Beach. People playing volleyball. Firepits at night with families roasting marshmallows.
NO DEVELOPMENT, NO RESTAURANTS, NO RETAIL, NO BARS, IT SHOULD BE LIKE CARMEL'S 17 MILE DRIVE WITHOUT FANCY HOMES OR DEVELOPMENT OF ANY KIND.
I like it just as is. Free parking, it's calm, no fancy frills. I genuinely like some of the suggestions, but they exist already within a few miles of this place. It's already unique as is.
A nice open space beautified with a carved out walking path, benches, maybe beach/ocean inspired sculptures. Maybe a small coffee/snack hut but not too large that it obstructs views.
Coastal views with open space for picnics and walking/bike paths and some restaurants and snack shops for convenience
Better parking and access to the beach from the east side of the street
A pity
Good question! It would be a beautiful walk through nature with trails, perhaps quaint boutiques, an artist colony, parks, restaurants, and places for my grandchildren to play.
The ocean, beach and wide open space to just experience and enjoy nature as it was intended. Little to no development in an already crowded coastline.
Parkland no cars
Same as today. No changes.
The same coast line I have enjoyed for the last 40 years
It looks the same as it does today.
Fun, relaxed, family friendly environment
Fun beach experience
Kind of the same. Except safer passage for bikes/ joggers. Maybe a picnic/ park area? I'd love to still see the beautiful uninterrupted views
Expansive park like atmosphere with emphasis on outdoors, minimal buildings.
Great restaurant and brewery
Safe, clean and homeless free zone. Well planned out walking and biking trails, eateries with ocean views, and specialty foods like ice cream and better parking
Less crowded...
I like it as it is. Keep it clean and well maintained. No need for more construction. You are destroying Carlsbad.
Natural. Don't fuck it up
There is a beautiful hiking trail along the bluffs, and a separate bike lane. There is still a well-maintained public restroom near where the the parking area used to be (so convenient). The area has well-maintained native vegetation and is not blighted by any commercial development. I am happy that the City was wise and banned development from this section of our coastline, preserving the beauty that we have enjoyed for many years.
Open undeveloped coast. Stop trying to make Carlsbad like Los Angeles. Preserve what we have left.
unobstructed ocean views with no buildings no commercial

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would see people walking/exercising/eating and enjoying the coastline. I think it would be similar to the sea wall walkway along the north Carlsbad coast.
Fun and relaxing. A place where anyone can enjoy nature
Get rid of overhead power/telephone facilities. beautify the State Beaches/Camp areas. Get a match-up with Encinitas and Oceanside as to how Old 101 is used by cars, bikes, walkers and bird watchers. have been traveling this highway since the the 1930's and the dramatic changes needed to fulfill our vision of the future will require some mature thinking!
Leave it unchanged and do not attract crowds
More green open spaces. Oceanfront bars and restaurants. Make it similar to where "Jake's" is in Del Mar - community beach and dining / brunch places right on the water.
As much natural open space as possible with safe bike lanes (not like the dangerous sharrow lanes between Cardiff and Solana Beach!). Keep retail out of this stretch.
It doesn't look too different than it is right now. It may have a pedestrian path and a place for dogs to run.
undeveloped, unspoiled, no shops, bars, restaurants, clubs, convenience stores, tourist traps, etc.
Ocean and the waves. While the road being moved would be fine, I would not want stores or restaurants to ruin the view.
Nice native plants and flowers.
Lots of free parking , with space in between, boardwalk areas, bike paths.
A park like setting with parking or easy walking access so people can enjoy the space during the day. A park by the beach.
My feeling is that you have Carlsbad village to the north and a booming bar/ brewery/ night scene in Encinitas to the south. I think it's ok to NOT develop this stretch of land.
A carefully and aesthetically designed coastline with a pathway to the beach that preserves the bluff from erosion. Seating areas to watch the sunsets from. Perhaps a plaza with small shops, coffee house or two and affordable restaurants.
strand and bike path similar to Manhattan Beach
Look at ALL beaches from LA to SD. Nearly all have dining & other commercial touristy things. Carlsbad has always offered a great mix-between the village & resorts. Embrace what's special about Carlsbad & preserve the natural beaches & coastline:
More parking for the beach Minimize development Keep the lay back feeling Reduce traffic speed
hw1 narrow. bike and walking paths separate from hwy. coffee shop, easy access to wide beach
Why does it need "improvement"? The coastline is fine as-is. We don't need commerce and man made attractions along every inch of our coast; it's beautiful in its natural state! I would want to see the natural costal dune ecosystem preserved for future generations to enjoy. There's plenty of coastline commercial development in the village or to the south in Encinitas.
no change! The beauty of Carlsbad is its simplicity.
so happy that a community decide on nature over development... plenty of places to shop or eat... nature is one of a kind.
Less cars, but the same open, undeveloped, natural land.
My grandchildren and I are able to walk to the beach safely.
there is a lot less car traffic as there is a two lane road, and lots of open space, mixed with some pockets of retail and art spaces
Exactly as the proposal states with access to parks, safe biking and running areas, clean restrooms, places to enjoy the view. Part of Carlsbad's charm is that it is not as developed as Encinitas which has become over

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

crowded and the natural coast line has been too interrupted. I would not support developments of shopping areas and such however would enjoy more open outdoor areas for all the enjoy.
Undeveloped landscape.
Natural open space. walking paths. benches for sitting and relaxing, looking the ocean. Access to the beach.
Nature. Open areas without a bunch of concrete, trash, shops and ppl doing bad things!
Just what I saw 20 years ago
It would remain untouched
Like to see it as it is today.
Beauty, nature, unobtrusive supporting services, amenities and retail/restaurants
I think it would be great to try to cater to both locals and tourists. Bars and booze are not the answer, but a few casual dining spots along with some convenience type places with parking and a more defined area for pedestrians. I would guess this would entail either reducing the lanes of traffic, or using the parking lots that are there now. Unfortunately, I am not sure what this vision looks like including the camp sites and of course the natural beauty of the environment. Walking along the route would be great, perhaps similar to the village boardwalk, the view is not compromised, though this would be an expensive "nice to have".
Land no building. Open space is beautiful. A concrete city is cold
Family friendly park and playground with amazing ocean views. Locally owned Casual restaurants, cafe's, ice cream shops, etc.
I would like to see a tree lined walkway with people biking and walking and running without any stores, shops and condos being squished into every last bit of open space . I cringe to think what it will be like in 20 years. The development is out of control and it will be so crowded I probably won't even get to beach because of the traffic. The city planners are not thinking ahead about the quality of life.
To see the area returned to a natural state, with public access to enjoy the surrounding area
Natural coastline beach access as is Feb 2022.
A clean open space to walk with my dogs and enjoy beach and sunset
An area designed for the community use with focus on nature and the natural beauty of the area. Shopping limited and only to food/drink and recreational rentals
Natural open space to walk, surf, relax and enjoy the beach area.
Clean and no homeless and no low income housings at the area.
A beautiful coastal park similar to Torrey Pines State Park that has a path for cycling, hiking trails, and close parking/transit access.
Focused on the outdoors, recreation and the sea. Not developed. I would love for some of the coastal open space to be turned into a park
Lots of open space for outdoor enjoyment. Not overly developed. The Village has plenty of dining and retail. This should be more outdoor related.
The beautiful ocean, without any changes
A continuation of the boardwalk
I would like to have a conservation and enhanced natural habitat
I would experience a preserved and I disturbed coastline with a walking path
It looks the same as it does now.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

The campsites would be gone so there would be fewer low-income visitors to interfere with Carlsbad residents enjoying their beach. There would still be no facilities or commercial establishments to attract out of state visitors.
After pulling into a parking spot on the east side of Carlsbad Blvd, I opened the car door to the sound of crashing waves and calling gulls. I made my way to the sandy trail overlooking the bluffs and walked for a 2 mile stretch, enjoying a break from the din San Diego of traffic, before I turned around. Between the walking path and bike path, which was east of me. native plants bloomed. A bicyclist waved, a few families made their way down the bluff stairs to enjoy the beach at low tide, and a few ladies sat at a bench chatting and enjoying a cup of coffee from the coffee kiosk by the entrance. This is one pocket of preserved paradise and simplicity in San Diego County that has kept me living here another 20 years.
Boardwalk, development, lower taxes, and a far more business friendly environment
A balance of maintains the beauty that nature does a great job all by herself while allowing open access to beaches, parks, open spaces. Although enough space for walkers, runners and bikers to all enjoy their time without bothering each other. Offer gathering places with food and other activities. I'd also like to see the ability to have nighttime activities, like fires again in the beach. Most importantly, it needs to be safe and well maintained
A lot more parking. No rock littered beaches where my feet are in pain getting to the water and having big rocks slammed against my feet by waves. CMON MAN!!
More space for people to be outside.
South Carlsbad blvd in front of the campground has become a green belt for community gathering, walks, perhaps a playground. South and north of the state beach have a little more of a downtown feel with small businesses.
We don't need to clutter it with shops and businesses. Keep it natural.
Beautiful bluffs and natural access to beaches; not built up with businesses
Historical south coast 101 as it were in 1950's. Casual travel with beautiful coastal views unhindered with spandex clothes groups of bicyclists.
It's been a lot if impregnen but it's always room for more
Leave it as is ! no one wants anything to change stop it your destroying the beach community
Mentally unstable intoxicated unsheltered all in affordable housing with intervention services nearby where unemployed life is affordable: the IE. A cop posted at a mini-station every 1000 yards. Open space in every direction. Private vehicles cruising well maintained 2 lane roads that have nearly no traffic lights or signals. Bicycle only roads adjacent to the freeway. Zero new retail, development, or building construction of any type. All e-bikes on e-bike only 'pay to ride' toll paths. That nasty waste water plant, that constantly stinks up the entirety of the area from Poinsettia Park to the ocean, decommissioned and replaced with a new waste water facility between the Shoppes st Carlsbad and the 78. The land of the current waste water facility returns to a pristine native habitat reserve.
Natural coastal experience
Natural coastline with no further development
I would like to see very little change. I think it's great the way it is. Let's keep it from over developing!!!
Larger beach and no visible parking.
Finally, a city left the space open instead of bowing to business interests. Dogs are on the beach. People are enjoying bonfires or portable fire pits
Peaceful walk through the park to get to the beach to walk some more. There would be benches to stop and view the beauty.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Very limited commercial establishments, low key, beautiful pristine shore line, limited noise A peaceful healthy coast line
The same thing I see right now.
I see people gathering and enjoying time with each other. Kids playing.
Areas for everyone to enjoy: playgrounds for kids, coffee places by the ocean, restaurants etc...
Recreational area with animals
I really don't want this to be Moonlight Beach! Too many people, too much trouble, not the local special vibe we have now. It is a special area and I don not want it to change. Please don't; we don't need that.
The view was not changed. There was places to sit and enjoy the view with friend. It is not over run with shops and restaurants.
I don't want to see it developed but leave as naturally as possible
Untouched except for bike and walking paths no commercial businesses
Green space sculpture garden Wild life preserves
People enjoying the magnificent views while enjoying activities like picnicking, attending art and music events, water sports, bicycle paths, footpaths.
I can still ride my bicycle or drive my car within 20 ft of the high tide line.
Clean, safe, no bums. Open space,not built up like La Jolla and Orange County
Beautiful multi use buildings with family oriented restaurants bike rentals ice cream retail shops etc
The same as it is today - no buildings to detract from the natural beauty.
Just like it is now. Unspoiled landscape with free parking.
Bike lanes and grass areas to picnic.
less parking lots, more conservation. I really pray you guys don't add anything. I would cry if there was a starbucks or qwick e mart anywhere along the south Carlsbad coast. please don't add parks or green belts, the beach is what we are here for, they would look cheap compared to the natural beauty.
A beautiful coastline with open area, parks and plenty of walking trails.
not much different than now, but with traffic calming measures to keep commuters on the freeways through this stretch
Beautiful place to vacation or for residents to enjoy.
Natural landscapes with beautiful flowers and designated parks/recreation areas as well as bike walkway paths and more restrooms along the stretch of coast
Little kids playing at the playground and their parents relaxing on the grassy side near the beach.. people walking and exercising..
Open space, view to the ocean, beautiful scenery people walking and riding bikes
I would hate to see it all built up with shops and/or eateries thus increasing traffic and causing congestion. Would like for it to remain as is with a dedicated walking path.
Being able to get there(drive & park or free trolley), walk, ride bike, sit & read in shade, get a snack.
Plenty of parking and otherwise wide open nature space for all to enjoy.
Eliminate large resorts and build a park where they are located.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Beachgoers, bike riders, hikers, enjoying the area safely. People playing with their dogs on the shore (did dog park) and in the surf.
High end hotels and restaurants. Walking paths. High end boutiques
More free parking o the west side of Highway 101, and a park similar to Holiday Park in between west and east lanes.
Landscaped for park like access with pedestrian walkways and picnic / benches. No retail so as to retain the natural beauty.
4 lanes of traffic rather than the upcoming traffic nightmare in Leucadia. No roundabouts. Open sight lines. Bikes kept away from traffic - not by narrowing or eliminating driving lanes. Climate appropriate landscaping.
calmness
Beautiful intentional open space with walking paths, biking paths, playgrounds, access to the beach, and recreational space
I would love for it still to have the coast feel but with more experiences that you could access by foot from the beach.
People riding bikes and walking on cliffs. Families hanging out on cliffs eating/playing. No junkies passed out
A beautiful park with picnic tables grass sun and shade and a walking path
Just a little more development. Not much because I like that Carlsbad isn't Oceanside. But Carlsbad could use a little something. Better running/biking. And a couple of restaurants sound great.
A single lane of traffic in each direction, 40mph or lower, with parallel parking, a divided margin, a bike lane, and a walking path. Accessible beaches with no stairs in some places.
There is nothing to improve. Stop destroying it. Stop compromising our coastline, environment and stop being greedy by enforcing ridiculous fees. We,the citizens, have had enough!
Probably just leave it the way it is
Let's say it stays the same. No big buildings next to the coast. open land.....easy beach access
Less traffic
A nice walking / bike trail along the scenic cliffs
No change
I see little-to-no beach-side parking and light rail that can take you up and down the coast. Currents roads and open spaces are converted to parks and protected bicycle infrastructure for people who enjoy e-biking and riding along the beach.
Small town coastal road- Leave it just the way it is
Bottom line. Maintain the public utilities. Put the focus on local needs for community not tourists. What I would hope to see is coastal community that prides themselves for maintaining natural environment and not allowing more retail on the coast.
People enjoying being outside or relaxing
I honestly think it's sad to build up every last inch of our beautiful coastline. I'd prefer it stay the way it is.
The ocean would still be easily accessible. One or two concession stands.
It is a destination for people to spend days and evenings hanging at the beach, strolling or biking to grab some dinner at a nearby restaurant. There is a playground (or several) for kids to play at when they need a break from the cold ocean and bathrooms are easily accessible all along the coast. Easy to access parking without taking away from the green space/beach access.
Pretty much like between Cannon and CV drive

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

The road moved slightly to help with erosion only. Leave the beauty of what it has been for the last 60 years ! NO MORE BUILDING FOR GODS SAKE! Stop! We can't breathe with the pollution of the I-5 expansion. The council has no business adding more businesses or recreation to the coastline.
trails for walking and biking.
A pleasant drive along the ocean and the beach.
That the city kept the in I-developed look and how bold that was.
Parks, trails, snack bars, more sand at the beach
Sweeping vistas of the natural coastal one without development championing the foresight the public had for future generations.
I'm strolling on a street that's lined with quaint bistro's, unique coffee shops, local boutiques, and lots of outdoor dining.
I would see the full expanse of the ocean, just like I see now, with NO homes, restaurants, retail shops, hotels or condos blocking my view!
A lot more people enjoying that stretch of beach as they do along the northern section of the boulevard in Carlsbad Village
An expanse of open land. Maybe a linear park. How do you create something more beautiful than what God created
The unspoiled beach and drive we have! North and south of us is commercially overcrowded, and families have to walk long distances to reach the beachfront.
People having a good time!!!
An area that is not developed but keeps the natural beauty and coastline pristine and visible. Environmental protection in place to preserve the natural habitats and wildlife. Locals being able to enjoy the place they call home with access to the beaches they pay for through taxes.
Arts, galleries, culture, busking with music in the streets, diversity, outdoor cafes with healthy, affordable food options, easy access parking, safety for older folks, paved walkways, good lighting at night, well designed buildings and most of all a sense of community with outdoor places to sit and play chess or Bocci. Water features!
Cute striped cabanas and matching beach chairs in the sand, a paved loop that parallels the beach on one side and meanders inland. Inside that loop would be a clamshell stage area flanked by bike and surfboard rental shops and a small sundry shop on one side and farmers market stalls on the other. At the far end of the bike and skating path would be a grassy area (for yoga) with a small footbridge to a launching pad surrounded by inlet sea water (for fire safety) where kids could bring their model rockets to launch.
Community life and spirt with families young and old, large and small.
Safe from cars, easy access to beach, places to get food to go and fine dining
it would have the same "openness" as it has now
A nice greenscape park to overlook the ocean. No retail. No commercial. Just open space.
Untouched beauty. Not a retail store in sight.
It would be a safe unspoiled coastline, free from commercial businesses.
It has a natural mix of casual, undeveloped coastline with one or two destination spots. Parking opportunities for people who want to go to the beach or walk along the walking paths.
Large open spaces along the water with a wide board walk similar to downtown Carlsbad
Pretty coastal views with cars further away from bicycles and pedestrians

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I see the coastline... free of buildings and crowds. No retail, no restaurants, no tourist shops. Just the beautiful coastline. Walking along, maybe stop for a picnic. Peace. Serenity. Beauty. Nature.
More green space and parks. Better pedestrian access
Beach, dunes, and no human encroachment
Better and safer area to run and bike
Unfortunately I think developers will have influence peddled allowing the beautiful ocean view to essentially disappear except for a few well-connected landowners...hate to be pessimistic
return it to nature
No business or homes; ocean views from the road; walking path connecting to north Carlsbad
A meandering trail that is wide and made of DG. There are key access points (stairways) down to the beach. The bluffs still shine in the sun and help you forget that the city is behind you. The large houses are gone. A light shuttle system moves up and down the coast like San Francisco's trolleys that whisk you away to your car at a parking area on the other side of the tracks. ... no commercialization. Pack it in, Pack it out. Good bathrooms dotted along the way with a small concession stand so that someone can keep the bathrooms clean in a sustainable way. picnic tables along the way in little alcoves off the winding path.
Honestly, I would change anything, other than maybe widen the bike lanes
I see that the environment is still clean and peaceful and with respectable community members walking around pleasantly enjoying the clean area and enjoying the lovely beach views and parks.
Beautiful scenic ocean view. Minimal structures
Back to nature and open spaces
Open space, easy access, car drivers can enjoy but don't interfere with those not in cars.
A large beautiful community garden boasting bountiful fruits and vegetables that is maintained by the homeless people in a program. The program is a three story building with a restaurant on the ground floor where homeless are trained in food service, gardening, and obtaining their food handlers or food management licenses during the program. The second floor of the building has 24/7 mental health access and rehabilitation/addiction specialists along with a common space for the people within the program to commune together, spend time, socialize, watch tv, have internet access on a public computer to be able to look for other jobs or reach out to family and friends. The third floor contains private rooms for individuals or families who are enrolled in the program and work on the first floor. In addition to receiving the necessary licenses, the people enrolled receive pay for their labor from the profits of the restaurant on the first floor, and are able to save up during their stay in the program. Once they have saved enough for a deposit and 3 months rent and have work experience enough to get a job in the real world they graduate out of the program with the tools needed to successfully return to society. Community partners with continued mental healthcare access would be necessary. Everyone wins.
I don't think it needs much improvement really. I like it the way it is now.
No buildings
a boardwalk that has little kiosk type stores that offer ice cream, frozen yogurt, desserts, drinks, sandwiches. artisan craft/art shops that rotate artisans, not owned by one person or one type of store front. areas with benches and small picnic tables.
Organized and accessible parking to get to the beach and also to shops/cafes/restaurants/food trucks/etc. which are pedestrian friendly. Some green space
Similar to Pacific Beach "boardwalk" but with one-story businesses, no residences, and cleaner.
Ample beach park experience with pedestrian and bicycle access. There will be lifeguards and bathrooms but most if not all the are will be left without commercial development.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I see families enjoying a fire ring at the beach (or close to it...or above it) just like I did growing up. I see grassy areas for others to enjoy. And I see more outdoor showers for everyone. I see Carlsbad's coastline as one of the few remaining somewhat undeveloped areas of beauty with little or no retail.
No shops or hotels, just greenery, easy access to walk to so not just a big giant parking lot
People enjoying the ocean on the sand, but also parked and viewing from their cars, no creepy homeless campers parked, clean, people walking and biking on two-way, separate paths.
I would like a bike path that extends along coaster. A children's play park on the beach would be great. I would like Carlsbad to stay quaint and be a haven for local businesses. No big buildings like Oceanside. New buildings should match coastal vibe and not be an eye sore. I would also like to see the homeless problem along the coast fixed.
People riding, running or walking without worrying about cars
Lots of green space with easy parking, some venues for food/drinks, but not a lot of retail shops. Focus on the outdoors and the ocean view.
Ample free parking. Good sand. Nice beach type dining and bars. Something like Ft lauderdale now has.
A beautiful and well Preserved stretch of California coastline
Family friendly areas for hanging out and enjoy the beach. Good services like restrooms, food concessions, lifeguards, playground...like Moonlight Beach. Bike lanes and places to park your bike. Access to food trucks.
Beach access, clean beach, clean water, lifeguard towers, a wide trail, a restaurant or two
Exactly how it is now. Except they destroy the new hotel they just put in at the end of the lagoon
A beautiful scene worthy of a postcard with families and visitors relaxing and playing.
beautiful trees, open grass....natural beauty
It remains the same and not developed!
Some shade trees and places to sit and view the ocean, families playing and picnicking
No changes
I would see only small local vendors for food and beverages no residences or hotels. Lots of grass, easy access to the beach and some consistent safe walking and bike trails.
It's not built up like OC beaches or La Jolla
It would be kept similar to as it is today...natural and drivable, as well. Not everyone likes the freeway as an option to travel through the area...the freeway is way too crowded and it makes our area "pass by" as opposed to "pass through".
Expanded walking paths, areas to have picnics and just sit and enjoy the view, limited to no commercial or other business development, natural, drought tolerant plants and trees. No Disneyland type development or specialized park equipment etc that attracts non Carlsbad residents
preserved nature that we can enjoy without commercial buildings marring the landscape
A natural preserve that has limited car access but plenty of dispersed parking to easily reach the beach. Lots of biking and running trails with no stores or restaurants, keeping the coast natural and unspoiled. And man made reefs for better surfing.
A safe place for cyclists. Not too touristy
Lots of families enjoying the sand and the ocean.
Exactly as it looks today.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

No road. A huge open space area with no commercial activity.
Passive trails, natural habitats areas, and clean beaches and healthy tidal pools
More parking, bike lanes, and sidewalk. More dog areas
A well marked and designated bike lane only for bikes, more green areas, less concrete.
Same view, same stairs, wider bike lane.
Unknown
Wide and safe bike lanes, slower traffic. A park with some small coffee shops, ice cream and a playground with access across the 101 to the beach (maybe via a bridge over the road).the area is still very natural and green, with natural plants and not too much shopping or restaurants
Just look at coastal towns like Nice, France, Cince Terre, Italy, Algarve, Portugal, Spotorno, Italy...there are so many world class beach front towns that can provide inspiration, guidance, design cues to transform Carlsbad BLVD
As a local please leave this space open, do not add anything.
Places where people can walk and enjoy the natural coastline that is not sullied by ugly parking lots, more buildings, and more hotels. The coastline is gorgeous so let's keep it that way and enjoy it. Outside activities, greenery, sand, surf
Climate change won't likely let that happen
I would like to see it stay the same except for more natural plant growth. (coastal sage brush restoration) We want to enjoy nature and are tired of how overbuilt our coastline is getting
If I am still alive.
World class pedestrian access, middle class priced recreational day use rentals and food, rest rooms.
Leave it open please. I just like to see the water whenever I can. Beaches erode. It is true. Don't put something else there that you can't keep
only the roads have been updated as needed to repair potholes, and the rest is untouched... historical raw beauty
We can here because of the way it is. Naturally beautiful
Open space!!! Keep it open!!!
A natural area where walkers/ bikes/ and runners can share the roads and trails safely. Easy access to water, restrooms, and parking.
Beautiful trees flowers and foliage
Leave it alone!!!! Its beautiful untouched. The monstrosity of a hotel built by Ponto ruined it and locals dont want development
Clean beaches and available parking.
It would like I'd did 3 years ago with the power plant still in place.
It's great!
Please leave it as close to its current state as possible. The rest of the SoCal coastline is developed. Humans need open spaces, to be able to see nature.
Walking and biking trails. Nature!!!
A wide beach you can easily walk to from a parking spot. pristine beach with wildlife. No shops or restaurants. Simple safe pathways down to the beach. Fortified cliff so that it doesn't collapse on people.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A wide path for runners, bikers and walkers. Only open space no shops. Space for picnics and yoga and other gatherings
I would love to see a wide paved path with separate walking and biking lanes
Broadly used recreational area co existing with restaurants, bars and recreational rental (like bikes) supported by sufficient parking that is safely segregated from flowing traffic
I can still see the beaches and ocean but I have a spot to have a meal and drink to enjoy the sunset
I like it the way it is.
No development for retail/residential. Keep the focus on the beach. Safer walking and parking.
More walkable and bikable open public spaces. Dog friendly. Restaurants and breweries with ocean views. Those don't really exist from The Village to Cardiff. Would help drive revenues for the city and be a welcome addition for our residents.
Get rid of the trailer parks and hotels off pointsettia. They don't belong in our family community. The trailer parks also need to be turned into parks or large lots for new homes.
Open to the sea
Large open spaces with views to the ocean, easy access to the beach, walks for pedestrians, no car traffic
A safe place for walkers, bike riders and families to adventure along the coastline away from traffic. It would be open space undeveloped from buildings.
Walking on paths by the ocean after parking in nice paved parking area
Lots of open space
It has lots of green space, ample walking and biking trails, ample parking, safe access to the coast, little retail spots and community gathering spots here and there. NOT EVERYTHING HIGH END\$\$\$\$
Open space
It would still be like I last remembered it - UNCHANGED.
Clear beautiful view of the water and coastline
The beach without any obstructions or additional development
More open space away from the road with beautiful views and open spaces. Nice areas for families to walk and bike.
More parking
More camping sites and change reservations back to how Reserve American site. Opening the first of the month and not an every day revolving window. Haven't been able to get a site in over two years.
Preserved, undeveloped pristine coastline.
Great local restaurants. Carlsbad is really lacking in restaurants. Encinitas has gone above and beyond in this area. When we visit other places, we say, "Why does Carlsbad not have something like this?"
Maybe plant more natural trees and let the area thrive.
Minimal infringement on coastline.
The exact same thing I see today.
More activities and services. The steps to the beach upgraded. Ocean view dinning choices
It's an open park space where people have picnics, enjoy coastal breeze, playground and some bbq pits. You can walk and ride your bike safely. Food trucks and ice cream vendors along the esplanade. No buildings just Natural recreation

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Happy families like I saw in the old days. No overdeveloped, expensive shops.
It would look just about the same, along the coast and uncomplicated by 'improvements'. But at the same time, the bluffs would be preserved and possibly reinforced.
Open at free views of coast. Accessible parking and open bike paths
Less people more street lights
A decent beach not over-run by development and clutter.
Keep it clean, no more development. I have lived in Carlsbad all my life. I'm 43 years old, successful. We need to preserve what we have. We don't need anymore shops, gastropups or restaurants. Remodel what we currently have. No more Mexican & Italian restaurants...
It still feels less commercialized than other areas of the coast. The ocean, the views are prioritized
No improvements! No traffic! The same Carlsbad I've been enjoying for the last 10 years.
No build up at all along the entire coast. No commercial use at all.
Open to the public, not spoilt by tourists
The ability to walk for miles along the ocean with plentiful, safe, free parking and accessible bathrooms.
Beauty preserved. Not too busy or congested. Perhaps a beachfront restaurant. Keep the small town charm.
Traffic, crime homeless
People enjoying the coast without any further development. No development, no stores, no restaurants, just what mother nature has given us. No interference by government.
Nice grass and planted areas with parking and walking paths
Natural, not overly developed. Paths for walking, cycling
No buildings. Just plants and the ocean
Exactly as it is.
This stretch of coastline would be open and free of development. We do not need or want a Coney Island with shops and other amusements. That should be saved for downtown Carlsbad.
I see openness similar to that I see today
Exactly as it is today
just the same as now
beaches are deeper without so many rocks because offshore reefs have been created. There is a bridge over the mouth of Batiquitos Lagoon improving the lagoon and opening up the beach area. There is parking near the beach but it does not obstruct views. There is a walking path and bike path along the west side of the road. There are places along the path to cross over or under the road to access restaurants, hotels and for residents to cross. while there is some pull up (backwards angled) there are larger lots or parking structures on the east side of the main road. Seasonally a shuttle runs over to the beach. There are wide spaces with grass and great views for those who can't or don't want to haul a bunch of stuff down to the beach.
A pedestrian- and bike/scooter/skateboard-friendly area that has lots of small local shops, beach access, slow traffic or no traffic. Off-site parking with free shuttles or underground parking so that land is used for parks or shops instead of parking lots.
Less traffic and yuppies racing there peice of crap cars

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would like to see a natural coastline that is undeveloped with flourishing biodiversity that can be enjoyed by all of the public.
Plenty of pedestrian paths, but not impact traffic flow any worse than it is today
"Improved" is a euphemism for less open space, wider roads and more retail.
It doesn't need any improvement. Leave as is. People already have Carlsbad village to the north and Leucadia to the south.
Beautiful natural views of the ocean without noises of cars, hiking trails, bike trails
Open natural view of the coast. Why would anyone want to block that view with shops, parking lots, cars,....nope.
A nice place to wheel my wheel chair and view the ocean.
I would love beautiful grass space to play in with kids near the ocean, as well as separated bike lanes along Carlsbad Blvd where I don't have to worry about a car hitting my young kids.
I would love to walk that stretch of land amongst native plants and hear bird song and watch dolphins
I see it the same
shock and dismay. I'd remember "the way it was" and be saddened.
Please keep it more open and natural to allow for more walking, Open Air Yoga, Meditation etc. Please DO NOT allow for any kind of businesses including Food, Restaurant, Shops (of any kind) etc.
Keep it pristine. Don't change a thing other than to protect it in its natural state.
The quaint, un-urban sprawl feel.
Leave it natural and unspoiled like today. Do not reduce parking or require paid parking.
Largely unchanged, with the exception of the road moved for rising sea levels, and trails for walking and picnicking. Small grassy areas to spread out a blanket or to lay frisbee. But mostly a place to enjoy a relatively natural seaside setting
That it was left pristine and untouched!! The rarity of a beach area left in its natural state.... until other beaches that have overcrowded and overdeveloped their unique areas and lost the true beauty of what a beach shoreline should be. You can go to a restaurant anywhere in any town. But where can you go to untouched beaches!
open space - unobstructed by buildings - to be dedicated to enjoying outdoor space w ocean view ; put any structures further away from this long stretch - put parking on east side of train tracks and offer shuttle, put casual dining on west side of train tracks but do not build them on the land w/ walkable ocean view
I see a beautiful place to live and enjoy the outdoors. A safe place to be outdoors
Take a look at the trails along the cliffs from Pillar Point Harbor to Half Moon Bay in Northern California. The area has removed much of today's car lanes into walking and biking paths and beach entrances for public use. Still vast areas of undeveloped open land where dogs can run and natural vegetation thrives
A beautiful natural habitat with views of OUR gorgeous ocean. A chance for native wildlife to be seen. Some area where there is no greedy commercialism. An oasis in an area of too much traffic and commercialism
A wide variety of activities to do either on the beach or near it, with a beautiful view. I think more options of things to do on our coastline is a great idea, but not too many things. Keep it simple. More nature, and a few food places/places to get drinks, but not too much. We love our coastline, please don't urbanize it too much. Keep what makes Carlsbad great, the simplicity of the beach and nature
Beach, grassy area with picnic grounds, walk/hike/bike trails, plenty of free PARKING!
It would look just like it does today. It's one of the best strips of coastline in Carlsbad.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I see a safe bike path and running path along the coast.
as it is but with fewer automobiles
Natural beauty!
It is beautiful the way it is
Open space. Take out the road cutting through it. The beach and the coast are the treasure. People from out of town are disappointed when they see how little area Carlsbad has near the beach – open space. What makes La Jolla so amazing at the Cove is that it has that big area of Open Space!
It is restored to its natural dune coastline with the native plants and animals and enjoying the beach.
Pelicans and sea birds thriving. sea lions in the water and a pod of dolphins swimming by. Natural sea grasses and Southern California plants growing nearby
I do not agree with over developing the natural spaces. I much prefer to see the natural state of the coastline
A nice, relaxing place to enjoy eating, shopping, and playing.
It's natural and unchanged
Vast open space and a gentle surf line
Just like it is now. Natural setting
Beautiful sunny day the beauty of our coastline is its , natural state. That's why it is so gorgeous...
Pedestrian paradise, a boardwalk, groups doing yoga, exercise, balance, drum circles, etc. like at Frazee/triangle park.
Better parking that is not too pricey. More walkability. Less traffic. Less erosion. Not safe to walk right on edge of cliff and don't like all the barricades and signs (wrecks the scenery and experience). Separate bike lanes from walking lanes. NO commercial buildings. Sick and tired of all the development. Keep out pricey hotels that wreck the view. No more campgrounds either.
You will be bring pollution with more cars to the area and you will diminish the coastal community that Carlsbad is known for. You will hurt the downtown retail and restaurants also. We voted no on the mall. Please consider our quality of life for once. Is money the only thing you people care about?! We will move and those who care nothing about keeping this a nice coastal city will stay. You will end up with a grungy city.
Its rugged and not over developed. Feels like stepping back in time since everything else around it has been paved over and built several stories high.
I would be so thankful that the City decided to leave natural areas alone.
Stairways down the bluffs to the beach, some paved parking, benches to sit and watch the Ocean and sunsets, wider walking/bike paths.
Honestly , this is the very last pocket of preserved land along the Carlsbad coastline for us residents in my opinion . It is nice to have an area without congestion of shops and retail . I love here for those reasons alone . Building would make things extremely uncomfortable for many residents and with all that Carlsbad has to offer - it is unnecessary. We have many retired folks in the mobile homes - 3 mobile home parks . Why taKe away these years from these citizens with construction , pollution , congestion and extra tourism. ? Campers prefer our campgrounds since they can escape all this. This idea is disheartening.
Lots of people, fewer cars
Nothing. In 20 years I would like to imagine it's prestige natural beauty.
The estuary and marshland is preserved south of Avenida Encinas. Also that the beach area below the campground is continuously maintained with sand and access.
Convenient to enjoy the coast without ruining it by overdeveloping for commercial interests. Keep shops in the village and away from this part of the coastline

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Looks just the same. You can never get this feeling back anywhere else in North County San Diego.
Just as it is
It would be the same
Neat and tidy, nicely landscaped with clear walking and clear biking paths, a few eateries and snack bars along the way, and bathrooms.
Less aggressive cyclists
Leave it alone! If that many people want to bike along the coast, create a bike lane inland and leave the road where it is for everyone else.
Slow, limited traffic on the highway and a nature preserve. Any retail development would be a travesty. I am a bit biased, because I live on Oceanview Drive in the Solamar development and our home overlooks this entire stretch of road with an unobstructed view from La Jolla to Dana Point. Solamar has been here since the late 1950's, is directly affected by any planned development & construction and its residents need to be consulted closely during all stages
Coastline park like Laguna Beach Main Street park enhancing access and usage for pedestrians and visitors with walkways, stairs, playgrounds, benches, etc.
Zero Cars! A scenic, quiet environment, with paths for walking and hiking also providing access to the beach. Given climate change is it too much to ask for sandy beaches. Also it would be awesome if you could allow kayaking on in the lagoon. Just NO motors/noise/pollution. Just bliss.
Drive to the beach, find available free parking, leave my car, walk to the sand, sit on my towel on the sand, walk into the surf.
It would feel safe and have unobstructed view of the ocean from the street
No commercial crap or GOV ruining it ...I'd like it to look like it did 50 years ago. NO CAMELS! What is a camel you ask? A horse designed by GOV committee
There would be a nice walking trail along the lagoon and the beach. A fair amount of parking would be available, but restricted from large recreational vehicles. Vigilucci's restaurant would be unable to use city streets for their parking. They would need to purchase additional land for their parking and take down their "temporary" dining structure that takes up their former parking lot. No new shopping, etc. that would take up valuable street parking.
I live in Solamar on Oceanview and I am very concerned about the southbound lanes being raised and moved closer to me. It would take my ocean view that has been in my family for 30 years.
Safe area with easy free parking, coastal views with picnic areas, paths and beach shops, fun foods, coffee.
It will have maintained its small beach town feel. It will not have been ruined by ugly buildings, more hotels. The traffic won't be made worse by more roundabouts and bike lanes and stop signs.
Way too many people leaving trash and not respectful of surrounding neighborhoods. The charm of the area lost to orange county like same old stuff.
Rolling DG or dirt trails flanked by California native plants. Unobstructed views of ocean and beach access. Accessible parking. DOG BEACH area.
Lots of people walking and biking along the coast with casual restaurants to grab a bite to eat on the journey
Nothing leave it alone
I would be sad to say that 20 years ago the city planners totally wrecked our beautiful coastline for the sake of gaining more tax revenue.
Leave the natural beauty. Don't touch it. The unobstructed natural view is beautiful. Alia Maria is ugly enough. Blocking the view and such. Leave our coastline ALONE.
Large bike/walking path along the coast. Restaurants, stores, coffee shops near the walking path but not right on it
The road would have fallen into the sea and they would be vacating the trailer park, hotel, and houses.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would see people walking and biking up and down the coastline and they would be safe from traffic. The pedestrian path could make it more accessible to Leucadia and Carlsbad Village. The restaurants, bars, and shopping would attract more people and would bring more revenue for the city.
Both locals and tourists, large open walkway/bike paths along the ocean. Shops and restaurants on the east side of walking paths like Newport Beach CA
Clean, quiet and accessible
Leave it the same
An area that was separated from cars that I could ride my unicycle with my family without the fear of getting hit by cars and without losing the views of the coastline!!!
I see it as the way it is now!
I see it the way it's been for 100 years. Its perfect the way it is. Leave it alone.
It's exactly the same
The same natural beauty I see today in 2022
Nothing
More benches and areas to sit and watch the waves.
It's exactly the same as now
Very walkable. Clean without trash and debris. Very safe for cars, cyclists, and pedestrians. Clearly delineated lines for pedestrians and bicyclists, both northbound and southbound. Gotta figure out a way to safely deal with the swarms of bicyclists.
It's viral too keep the open space.
Lots of native wildlife and wild spaces, affordable shops, plenty of public access, controlled growth
Reduced traffic density, wider walk ways, distance from main roadway and a section of beach that allowed dogs
I'd program my car to take me to Encinitas and stop along the way to see the sights. My car would stop at the bluffs, at the beach and at the concession, telling me about each feature as we rolled up. When we got to the beach I'd notice that a driverless bus was dropping off locals and tourists alike to enjoy a day at the beach.
Lots of wide open space that's free for people to use, picnics, mature trees, walking tracks, bike paths, lots of shaded seating with ocean views, not a lot of shops or building. Open line of sight
Keep it as is!!!
A cohesiveness with views, open areas for gathering, small shops, areas for strolling and exercise. Accessibility for people with all types of abilities.
A locals spot almost untouched except dogs are allowed on the beach
Unobstructed views, no new buildings, people walking, running, biking up and down the coast on dedicated paths away from traffic, people enjoying the beach.
A wide pedestrian mall with bike lanes.
I pray it doesn't change I love it the way it is
I would absolutely not want you to change it one bit. Why can't it just be perfect without having retail and restaurants and everything that ruins it? Leave it alone! Please I'm begging you. It's why we live here. We live in Oceanside but I lived in Carlsbad and most recently in Rancho Santa Fe. I've owned two homes in Oceanside on Pacific and in Fire Mountain for 25 years and go to the coast every day.
Not much different however wider lanes to accommodate foot and pedestrian traffic on west side. Safer to walk pets

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A gathering of people doing different activities amongst a well landscaped area with controlled traffic and they are able to enjoy the coast in its natural form.
It has been improved because cars are electric and not polluting the beautiful lagoon and coast
Preserved for future generations
A walking path along the coastline, safely separated from traffic. The rest is exactly how it is today, with a gorgeous undeveloped coastline.
The natural coastline has been maintained, and conservation efforts have preserved the wildlife.
Outdoor movie nights, picnics,
Leaving it the way it was.
N/a
Not much has changed. That's are no new buildings. You can still park on the sand at Ponto, there is natural run off and erosion. There is more sand on the beach
Riding my ebike down the coastline, the easily accessible park area features a bike and pedestrian path which unbroken connects to the rest of the community. Where the road remains wide, there are tunnels and bridges which connect areas and are Incorporated into the trails to encourage use. There are local food/specialty stalls, as well as restaurants and mid size food stands featuring local produce and flowers. The Carlsbad Cruiser, a standard 20 person bus, drops off a handful local residents at the beach for a day of sand and surf, while some other folks hop on as it heads over the the LaCosta Cinapolis and Carlsbad Library. The wind smells pleasant as the road has been reduced to a two lane road with a lane island for easy crossing, and has reduced pollution also thanks to the improved greenspace and watershed. Parking my ebike at a square, the handful of shops are filled with locals and tourists alike while music and waves compete with laughter and excited conversation. There are a few breweries surrounding a open amphitheater, a square and a few locally inspired spaces for venues and events. Today a local industry organization is holding a public friendly vendor show to showcase the advances in their industry. The rental shops provide a surfboard, I forgot at home.
Easy biking and walking, restaurants like Leucadia, still east access to surf
Leave it as it is now
Same as today, with less vehicles rushing down Coast Hwy. More focus on pedestrians/people. Shade in the form of native trees.
Unobstructed ocean views, no commercial ventures, pedestrian friendly, native vegetation
People out exercising and enjoying the beautiful coast
Shops and restaurants. Nothing over 3 stories tall. Some residential homes, condo and apartments.
Wide paths for walking and biking. Better parking. No new residential development. As close to a natural environment as you can get along a busy road
nature reserve
Large parking lot with snack stands and restrooms with a walking path. I used to live in Huntington Beach and miss the beach parking.
It would remain the coastal jewel it is. Possibly the only one of it's kind.
No real changes from today except trails, bike paths and restrooms and lots of locals and visitors enjoying what we have!
Move the southbound east and Keep everything it the way it is.
It would look natural. I can see the ocean from the road. No human development to spoil nature.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I love it if it stays just as it is. No more development. Leave it natural.
more wildlifeless development...more nature....the beauty of carlsbad as it is now...development does not equal improvement...
Beach atmosphere as in old carlsbad
Not alot of development. Just scenic views. No more traffic congestion.
Extend the Promenade with two lane road and bike lanes all the way from the desal plant to the bridge over the Batiquitos lagoon outflow. Add perpendicular parking on either side of the road between Batiquitos and the El Rey to maximize beach access. The extra open space created along the campground can be a nice greenway for the entire City to use. Then you can maximize the value of the Ponto redevelopment to include a gateway hotel or retail use with a small park tucked back along the railroad tracks to keep the locals happy.
The highway has been moved to accomodate erosion/sea level rising. The empty fields south of Ponto have park(s)/open area for activities with an over pass for walkers to access the beach. Parking inland by /around the park-making it easy for surfers and beach goers to use that parking.
A beautiful natural coast line
Just nature. No development. No road.
Still would have the unobstructed views of the coast that have disappeared from much of So Cal in recent years. Would have a beautiful park with some beach access. And some parking. No shops! No hotels! That's not what a beautiful coastline is for!
Leave it alone
Carlsbad families playing in parks along the beaches with unobstructed views of the Pacific Ocean and 100% total beach access.
leaving the majority natural would be perfect, encourage parking somewhere else, don't make it Santa Monica
BUILD A PIER
Lots of people swimming, surfing, fishing, walking, jogging. Sunbathing.....
Better and more traffic lanes plus room for bike lanes
Keep the small town charm not to expand it to big city like L.A
I see families enjoying open space, natural trails, and green lawns for picnicking. I see people walking and strolling in a safe space. I see parks for all to enjoy.
A safe area to walk & NOTHING ELSE BEATS THE UNOBSTRUCTED VIEWPLEASE LEAVE IT BE !!!!!
Surfers, beach volleyball , beachfront parking with time limits, no commercial development
Open space with adequate restroom facilities. No big parking lots.
This area should be left natural and untouched. Stop over building and commercialization of every bit of open space by the coast. Makes no sense
Open space, trails, view of the beach from the trails and road, unobstructed by buildings
great place to live
A place where I could spend time on the beach or a park near the beach, and then walk to a brew pub for lunch. The camp ground is half the size to make room for a park. Bike paths near the beach off the road.
No stores or shops An improved swimming beach & parking
An area designated as a historical model glider flying area. The city of Laguna Niguel has such an area. I would love to meet friends there to watch and fly.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

exactly as it is without commercial and suburban encroachment-like open California used to be. Our beach does not need to be Disneyland or Hermosa Beach
Lots of wild land and not lined with buildings. Don't turn it into Del Mar where you can only see the coast in certain areas.
All developers have been barred from the area, houses are affordable, there is an age cap on serving in city council seats
Natural open space
The coastline has been shored up to prevent further erosion and loss of land that makes driving, biking, and walking on the coast possible. Free organized parking along the road, seating areas for enjoying views or eating a meal. Paths that are rustic, not manicured, natural, accessible for all. Trees and local shrubs and chaparral, (there are pine trees that locals hang ornaments during the holidays). Safety, accessibility, little to no retail.
I see a pier with a lot of small shops around the coast to walk or bike with family
I see people on foot passing through natural dirt trails. Kids playing in a grassy area with little pavement. I see natural bushes and trees. I do not see a tourist trap with buildings and concessions. I still see locals able to stop by to see the ocean for 5/10 minutes in the middle of their day without having to try to find parking in a busy paved, paid lot area and walk over to the ocean. There's the entire downtown Carlsbad area just up the road if people want restaurants, difficultly parking, traffic, crosswalks. Please leave this area minimally touched.
I see untouched, beautiful, open space. I find it peaceful. And a wonderland for sunsets. Grateful that the money hungry developers were told to go away and to leave this space as is for all to enjoy.
Wider bike lanes. Pedestrian walkways. NO development. No hotels, no condos, no timeshares, no restaurants, no stores. A PARK at Ponto!
Coastline with improved parking infrastructure, tot-lots, dog parks, small vendors/food trucks that does not block beach view...walking/jogging paths... would hate to see high rise commercial establishments.
This is great! There is a park and they didn't turn Carlsbad into Orange County by building more high density residential and retail!
LEAVE IT ALONE. I was somewhat intrigued by this until I got to "and which shops would you like to see?" All the over-development, all the destruction of the natural beauty, signs on every corner "coming soon, new massacre of nature and 3000 more homes!" As someone who has lived here since 1984 and knows what it used to look like - STOP trying to "make it better". You know why people love it here? Because it's perfect the way it is. It doesn't need more any ice cream shops or breweries or restaurants or hotels. Drive five minutes north to downtown Carlsbad for that, for the love of all things - leave the coastline alone!!!! Stop approving new building!!!!
walk area -park with benches and tables to relax and a great view of the ocean
The improvement would be leaving this space open and natural!! Concrete is everywhere and more of it is poured everyday at an alarming rate!! "They've paved over paradise and put up a parking lot" If you must do it consider lighted PickleBall courts. 😊
i'd hope to see the open space we have today. Nothing like downtown Oceanside. if we want to enjoy restaurants and bars than we can simply go to village or leucadia.
Greenbelt with bike and pedestrrian lanes, park benches, NOTHING else
I would like for it to remain natural and untouched. Let's protect and preserve the small pieces of land and space that we still have.
The exact same. I know development is inevitable, but it is perfect now.
Open space with natural landscapes. One or two small stands of convenience items (snacks, sunscreen). Parking away from the ocean
If it looks like north carlsbad then i would feel sadness.
Natural untouched grounds to feel the beauty and nature

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It be left exactly the way it is. There is plenty to do in the village I can drive 3 minutes north. What the hell is wrong with you people...
I see it the way it is today
I wouldn't like it at ALL!
Keep it natural and original.
Additional beach parking and a skatepark across from Ponto
The way it is now. Unspoiled
Natural unobstructed view of the beach and ocean.
A relaxing space to enjoy the ocean views without the bustle of the rest of the beach
I would not like it to change or be overdeveloped. Keep it the way it is.
Beautiful natural coastline not over built
Not sure. Just not developed so that natural beauty is cemented over! No big buildings. No more hotels like the monstrosity at the end of la costa.
The area would be in close to its natural state, there would be no new development, and the current area would be closed to all motor vehicles. PCH would be rerouted to the east and this area would be open to bicycles (not e-bikes) and foot traffic only. It would be quiet and peaceful.
A linear park with very limited infrastructure, no retail, no restaurants, keeping it open, its the last open area along the coast
What I see now
A very natural area with native plants, walking paths, and bike paths.
The openness remains the sane
a relaxed, park-like environment
Parking would be plentiful and the beaches would be easy to access,
Great place to watch the waves while enjoying a coffee or ice cream treat. Park like setting.
The same beautiful scenery I am currently enjoying.
I envision a coastline that makes residents proud and other municipalities envious. For starters, there will be an abundance of welcoming, over-engineered infrastructure ensuring safety and accessibility for cars, bikes, and pedestrians alike. The commercial and public spaces are thoughtfully designed and landscaped with the purpose to enhance, not overwhelm, the already natural splendor.
I see that the coastline has been protected by the community leader preventing developers from taking the beauty of our area and replacing it with housing and restaurants. However, railway crossing along Vulcan to the 101 would be a convenience
easy access to state beach ,more level in parking, ability to turn left out of so carlsbad state beach, (so ponto)add traffic light (like all hotels have!)
No buildings. No shops. Open space for walker, runners, bike riders and dog walkers.
Trails instead of walking in bike lanes. Parking is out of sight but available.
No commercial development or increase in residential density. Open and unspoiled views of nature. Safe parking and walking areas.
its the same. untouched. leave it alone. I have been here 25 years and its fine. we dont need any more condo's by the sea. or cement by the sea. which is what this city council is doing to us.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

The land has been left untouched. Not developed.
Fewer people and cars, more wild areas for birds and marine life, hiking.
Expand the idea of what needs to be changed to include acquiring land for a neighborhood size park, like Holiday Park with adjacent camp sites, restaurants, and visitor serving retail. There would be many more improved parking areas along the beach from La Costa Ave up to Palomar Airport Road. Service type businesses would be oriented toward beach goers along a separate access road with camp sites on the west side and services and utilities (restrooms and showers) on the east side of the access road. Coastal vegetation oriented areas would cover the remainder of the land after all the camp sites, access roads, off street parking the sidewalk and the bikeway are put in place, along with the road which would be only two lanes but have right hand turn and left hand turn pockets at all intersections, each of which would be signaled with traffic actuated electronics.
I would see exactly what I see today..... beautiful, undeveloped space
The natural beauty bid retained but people are enabled to enjoy the nature close to the ocean with waking trails and parks
SAME AS TODAY
Families, walking or biking, enjoying a shaved ice 🍧 and the spectacular views of the Pacific ocean. Quiet, calming, and beautiful ❤️
Open beaches, local access, no buildings, no retail, commercial, or residential properties.
A beach area more like Del Mar or La Jolla. Quality area and safe. NO sleeping on beach
Continued natural beach habitat as this will be less prevalent in the area.
I would like to see that the bluff has been secured from falling and it is safe to walk & bike ride from Cerezo to La Costa Ave.— that you can still see the water as you drive south between Carlsbad and Leucadia and that the traffic flow is not slow & crowded,interrupted & driving views BBI locked with businesses , condos,parking,traffic like downtown
The coastline has been restored to its natural, unarmored state and the beach is wide and sandy and free from rip rap
I see all 60 acres as a beautiful green park, low lying vegetation with seating, trails, walkways, play areas, And That Dogs would be allowed!
No buildings. Just a place to go to enjoy nature.
I would see dedicated bike paths, sidewalks and park benches so we can enjoy the gorgeous views.
Southbound Carlsbad Boulevard moved as far east as possible, and a separate bicycle and separate pedestrian protected corridor. Vehicle parking that does not conflict with bikes and pedestrians. Otherwise, it would be like it is now.
I see expanded pedestrian facilities and trails, no businesses developed, and the retention of the open space feel.
A beautiful area such as you'd see on the East Coast - coastal towns -- retail, restaurants places families of all ages and generations can gather -- along with condo's
Nothing. This is the last piece of Carlsbad that is natural and open. There are enough shops and developments in other areas. Leave the coast line alone
Leave it as is!! Please just add some trails if anything. We don't need more shopping or restaurants!
It would be dedicated biking and walking trails away from cars. more like the cardiff rail trail. peaceful and family friendly. would easily connect south Carlsbad to leucadia and north carlsbad
Get rid of all fencing around ponto and have a preserve natural coastline

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Traffic away from coast. Bikes on that road in a safe bikeway like along Cardiff SB. Pedestrians safely walking the path and sitting on benches enjoying the view.
A clean and peaceful coastline that maintains its natural state and rewards and caters mostly to those who call it home.
An area that stands out from others the City has ruined because it is in a natural state, not made "safe" or "more usable," and it reminds everyone of how most of Carlsbad used to be (and could have been but for developers).
I see a charming coastal run that didn't let itself get railroaded by developers to build up.
Only buildings for maintenance and restrooms , open space, park amenities such as gazebos, grills,etc
Park like setting (separate road from 101), with grassy areas overlooking ocean. Like Mission Bay, but better!
Leave it as is
Very little change. No new buildings or storefronts. Safe running and walking trails
Keeping it just as is! We already have Leucadia and Encinitas becoming cluttered, congestion, and overrun. This stretch is the last bit of the coast that is still serene and calm.
Same as today. Just Look at San Onofri
Unfettered view of the ocean. No resorts, tourist stops, shops, etc. blocking access. Locals have few areas at the beach to escape the development targeting tourism and corporations. Places to park for free and enjoy our city.
That it isnt developed and untouched like 20 years ago from the 20 years into the future. No more concrete
Open...natural...ocean landscape. Don't be like the rest of california and over develop. Leave it open for ocean air to rip through. Less is more.
Not a lot of buildings. Open space with trails or walkways
it would look just like it does now. Don't spoil it with an unnecessary construction project
Leave the open space. We don't need more coffee shops, etc.
It looks the same.
It staying the exact same as it is. It's beautiful and amazing to see the coast!!!!
Unfortunately the question assumes 'improved'. Rustic and rural as best we can keep it. That's beauty. We all love Torrey Pines.....why?
Open and nature park, grass, natural not built up
a park with a dog park and play area for kids. bike rental shop, small boutique shops selling carlsbad artist made clothes and art that do not impede the ocean view for communities of san pacifico
South Carlsbad coastline left to its natural state is the best!
One of the few open spaces left on the Souther Californian coast that is still easily accessible by all families.
Immersive natural plants and animals without annoying evidence of human impact
It's beautiful the way it is. You guys better not mess it up for the locals. We don't need more tourist anyway
I would be so incredibly ecstatic that it's the one untouched place of SoCal.. we have no more needs for dumb restaurants and stores and def no need for more traffic flowing to that area
Same as it is today.
Walk ways with food choices interspersed. Shade trees.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A huge park where people can rest, walk, bike, etc without traffic interference.
A wonderful..breathtaking view of our ocean..seeing dolphins and whales..relaxing on a bench or table...quiet!! Like it was years ago.. A little bit of OLD coastal California!!..
It's green with benches to sit on and watch the ocean, and some really nice trees. Nothing else. No cement.
I would see an obstructed view of the ocean where I could walk in a natural habitat setting. South Ponto Beach past the campground would look like Cardiff by the Sea with restored sand dunes, native vegetation and natural fencing.
Open space with natural landscape. Plenty of lanes for increased traffic, especially with the building of new hotels at Ponto beach.
I would like everything to be left alone. Nothing is wrong with it. People go there for the beach. No to shop n eat. Stop ruining this place!
I would like to see that no big corporations have invaded on its natural beauty
I wish there would be some green space and its not all developed into retail and houses. We need park space that everyone can use
I see serenity, a natural habitat, a place where I cycle, where I come to the beach and am away from commercial properties.
I would want it to remain exactly as it is and free from development. The beauty of the coastline and beaches should not be littered with shops, restaurants, and the like. It is not Disneyland. It is one of the most beautiful places on earth and should remain unchanged. Carlsbad residents already have access to many lovely parks and trail systems.
The way it is today.
The same ocean view, put the funds into maintaining the roads.
I don't want to see any commercial development. Leave it natural for everyone to enjoy. All the services you list are available in Carlsbad or Luecadia.
An engaging space that welcomes a diverse community... walkers, families, travelers... to a visually pleasing and calming place
Leave it open and beautiful. Don't clutter it up trying to "improve" it. It is wonderful now.
I would see the campground, ocean views, less traffic than your projected 60 acre development Please leave it be
Open spaces Not congested, signal, traffic
I would want it to be open space as it is now and allow for the beauty of the coastline and places to walk
Families and children, residents and visitors, art walks, activity, all types of users enjoying the coastline and beach - not just campground users and hard core users (surfers, skilled bikers, etc.). An area to visit for special occasions, ocean view restaurant(s), playground equipment, public plazas, expanded beach access. All types of users, experiencing the area in all types of different ways, while still maintaining the natural beauty and feel of the area
Buildings? Shops? Restaurants???? enough of that. We need more nature places in North County San Diego. We love Carlsbad!!!
leave it natural as much as possible, no businesses, just open to the public to enjoy for family outings, to access the beach , to go surfing, to go fishing
Having a nice meal with the view of the ocean. walking trails
Leave it alone! Stop messing up our great city!!,
The view of the ocean is stunning from the walk way along the coast

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would like to see the same animal species in the lagoon area. The only improvement I would like to see is the asphalt area and a marked bike path.
Same as I see it today
walkways, grass, picnic tables and some trees
I don't want to see it covered in buildings
park
an outdoor first area for people to enjoy the beach and views.
Play disc golf enjoy the beach and enjoy NOT crowded space!
A large grassy park where people can hang out, bbq, and enjoy the view. Access to the beach from the park. Limited (if any) retail, restaurants, etc added to this area.
More efficient parking, ecofriendly trails
I would hope it would remain untouched. We need nature not stores or parking lots or breweries
Fewer buildings. It is said that in 30 years, coast highway could be flooded due to rising water/climate change.
bike path not on the road and perhaps waling paths
I don't see businesses, I only see nature and the beautiful view that we know and love
Best left the same as now.
A marriage of modern amenities and activities with the natural surroundings, with minimal impact to the natural surroundings. A place of calm - a harbour in the tempest, so to speak. Sustainable, green practices, with modern approach. Rustic, but elegant and chic.
I see open space and no added traffic and happy that we do not have to develop every square inch of land.
Open space, no "infrastructure" or gentrification. Stop building on beautiful land and stop changing north county.
Remote control airplane/glider site
I see all the same sights I enjoy now.
Enjoying the coastline
Lovely, open ocean views, a variety of coastal native plants along meandering trails, only minimal retail areas, nearby parking, away from bluffs.
Rare beautiful natural coastline. A place people from near and far come to enjoy & experience. Shopping bars restaraunts are not that far away.
Open space, and more beach access.
While improvements are sometimes necessary, I think more retail shops or concession stands will take away from the nature of the coast. And could lead to more trash along the coast that we don't need.
Ample space for people (instead of cars) enjoying the awe-inspiring coast. A whole open space for walkers and casual bikers to beach commute and visit areas they typically wouldn't.
It looks like it did before people failed to appreciate this incredibly rare habitat! Hopefully, people would've learned that habitat is critically important even if they don't think it is "pretty." That word, "pretty" is a purely human construction. Nature doesn't work that way. Would you tell your spouse to go with some other person because they looked nicer? Why do we do that to nature? Biology is not a one dimensional concept even if some people appear to be.
Less homes on the bluffs, more pedestrian access, some beach parking along sand, more undeveloped paths

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

As close to it's natural being as possible. DON'T build a big cement sea wall and cement path like you did from Pine St. down to Tamarack. That project ruined a beautiful stretch of coast and KILLED good surf by covering up the reefs with sand. Please keep the natural environment in mind as you plan future development. Look to some of the paths that have been added recently in Cardiff and Encinitas as examples.
Open space able to be enjoyed for active and passive recreation. Beach and view access. No commercial buildings, retail, hotels, etc
Same as now with better car access. No restaurants unless it was a beach shack like in Newport. Leave this be the special place that defines Carlsbad.
The major thing is that there isn't any massive development. Just larger sidewalks, easier stairs to beach, and maybe a small park with water fountain and restroom. Otherwise untouched. Keep it simple. Keep it local. There are enough developed areas around.
I see the road of course being improved, that's a must. But the road remains a small, 4 lane highway, a heartfelt and carefully designed tribute to how it was first built and how all coastal roads in California were once built. The road is free from unnecessary street lights, if anything, maybe a roundabout is introduced. And along side the highway, there would be clean, conservative coastal sea wall/beach walk that blended into the natural environment it was in (orange sandstone cliffs, green ice plant, sand, etc) that allowed people to walk, bike, and skate right next to our beautiful ocean. It could even be illuminated at night to allow for safe evening strolls in summer.
The same as now, but more parking available, 1-2 nice restaurants with a view, sand placed over South Ponto Beach, dog friendly areas
dogs and their owners on the beach, the natural beauty preserved, better sidewalks up top.
It's the same, it's such a scenic and beautiful area which shouldn't be overdeveloped.
Beautiful open space with views of the ocean for both cars, bikers, and pedestrians. Park space for picnics and reading while enjoying the view.
A beautiful park along the ocean.
Absolutely nothing has changed since my family and I moved here in 2000. Don't change anything- leave the oceanfront alone.
Exactly how it is now
Undisturbed open space, no development, wide open views, beach access for residents, especially, no hotels.
It looks the same as it does today. Untouched.
It looks exactly as it does now
Some nice restaurants and shops and gathering places. Not a park that will just become a place for more homeless to take over.
Disappointed if it get developed
Seeing it exactly the same way it was the day I "left".
Keep it the way it is. We don't need any more development!
You can't "improve" the ocean. I'd like to see a natural beach environment with native birds and animals. Don't trash up our town and the California coast with trash and development. And educate yourself on sea level rise before you waste our taxpayer money on your trashy amusement park ideas
I love that I can see the ocean and walk in a natural space without massive development.
Leave it the same as it is.
I would see exactly what I see today or even more healthy nature and no new developments.
I would like to see protected vegetation and native plants/animals

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Lots of easy parking. Walking trails next to the beach, away from cars/bikes going by. Beach access with a place to rinse sand from feet. Shady trees. A place to get coffee. Seating.
Many more people walking, running, cycling, and open water swimming. Lots of talented buskers
The road has been nicely maintained, It is still a nice semi-peaceful way to get to Leucadia.
The ability to park and walk along a "Strand" like experience from one end to another. Maybe even a boardwalk experience.
Lots of open space no commercial areas
I see it exactly as it is today. Development isn't always positive. Keep the open space as is.
Unobstructed views of shoreline from the east side of the road- fine dining restaurant, upscale retail shops- think Lido Marina Village up in Newport Beach!
it would be similar to how it is now, open vistas, as little development as possible
The same as it is today!
Erosion control along the bluffs and cliffs. Nature walking paths integrated into the cliffs. Zero commercial development. More environmental control and preservation yet with easy access for outdoor enthusiasts.
Spending the entire day on the coast starting with buying coffee, having a casual lunch, walking or biking down the coastline and stopping for drinks and dinner at a venue with unobstructed views of Carlsbad's sweeping coastline.
Clean ocean views, natural settings, and NO development!
Relief that a piece of native coastal Southern California habitat has remained untouched.
Recreational area with ocean views
I would like to see beautiful coastline like in Big Sur with native plants and birds, and bicyclists and hikers using it.
Continued open spaces with natural views, unencumbered by additional construction and development. A space that promotes walking, hiking and biking in a manner that embraces safety for all.
Leave it alone!!!
Mostly open space, natural landscaping, parking, beach access, benches, picnic areas, food area for ice cream, snacks, light fare.
Same as today
I actually moved here 25 years ago and loved everything I saw, including that section of the coastline. Why must you turn everything into cement, and square buildings. Leave it alone.
Open space with minimal cafés great view no cars
no more housing or condos and more open space & parks
Improvement is not a necessity.
Keep the coastline the same. Natural beauty and open spaces could very well be gone in 20 years. It is depressing to change. We don't need a park there. In 20 years, having natural and open spaces will make Carlsbad more unique than neighboring cities that have chosen to make artificial parks and spaces in every possible lot.
There are plenty of options leave it alone and go develop hemet
The natural land are still there. There are a few more public bathrooms. It is calming and peaceful.
No tacky fencing No fast food No more development

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

No shops, restaurants. More benches for walkers to sit on.
We have designated coastal access areas that are similar to the village
Lots of mature plants and nature.
Still has the original feel. All improvements are no higher than 2 stories, and there should be plenty of parking
A large parking area is available for access . I can park my car the bike or walk to the beautiful area with a coastal view that does have flush toilets that are clean & safe as well as many outside showers for cleaning up after boogie boarding. A walk way & bike way dedicated without any cars to get to the awesome view area . No need for any commercial establishments . The ocean is enough entertainment.
Beautiful Green patches of little parks, benches for picnics, wide two way pedestrian and bike passage like coast Blvd. in Santa Barbara...better lifeguard stations and clean bathrooms. Minimal shops or none! Please check our Fletcher cove in Solana beach! Our neighbors have already done what we are thinking to do in next 20years!??
glorious views of ocean.
A park similar to Moonlight beach in Encinitas and Fletcher Cove in Solana Beach
Left alone. Stop building on land that dosent need it
Safe Walking/biking paths with views
A wide walking path that extends along the coast. Park benches, small walking trail to the beach. No retail. We have enough coastal areas over built in CA. There are very few peaceful, open areas where you can walk, run, ride a bike or fly a radio control glider. Open space free from commercial retail is rare. Please don't ruin one of the great places in Carlsbad.
Raised walkways. Campsites. Bike paths. Interpretive signs. Families biking and walking. Public spaces.
Leave it alone Too much development in Carlsbad coastline already. Used to be Nirvana when untouched. Progress has already been made in other parts of city. Leave this stretch alone
Continue to drive or walk and see the unobstructed view of the ocean!
More terrible over development leave the coast alone.
Hopefully it is Preserved just the way it is.
Ponto Park south entry to city, with spacious tunnel underpass for bikes, and pedestrians, with safe link to linear park. Mom & pop food stalls for quick-grab non junk food light meals, restored tidepools and visitors educated and respectful of beach sea life. Park and bluffs would feature natural native plants and trees, and plenty of wide open space, free of boutiques, fast food chains, and high rise condos. A place unlike any other.
Vehicle and pedestrian traffic creating havoc.
Days gone by. I simpler life where watching sunsets. Experiencing the natural wonder and a long stairway to the beach is the best day ever.
That it has stayed exactly the same
Only things thats changed is if the road needs repair it is done
I would like to see it as exactly as it is now. NO CHANGE!
No changes for our next generation. An unspoiled coastal area.
I would easily find parking. Then I'd go play Pickleball. After the game I'd sit with friends and have a cup of coffee. Finally I might take. Walk up to downtown Cbad on a beautiful path.
probably more people than I would care to see

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A beautiful outdoor setting encouraging people to recreate and utilize outdoor resources.
Better parking with no development. Our grandchildren should be able to experience what the coastline was without man made development. They can go downtown for spending money instead of healthy living on the beach.
To see it the exact same way it is now
I do not want to see shops or restaurants taking up the view. I would like to keep it as natural as possible. The only improvement I would suggest is a walking/hiking/biking path
It remains unchanged
Seating areas with ample shade spread out along accessible walks and trails. Clusters of small retail areas, but not continuous. A park dedicated to the RC glider community who have been flying along what is affectionately known as Dave's Beach for decades.
The same as it is now. Just maybe a bit more parking for locals
Less traffic, people biking and walking without the fear of being hit by a car. Bike paths that allow people to bike from San Marco to the beach.
a beautiful park
People of Carlsbad and surrounding areas enjoying one of the last open areas near the Ocean in SoCal.
Leave it as is- no shops of any kind whatsoever!!! Selling sunscreen & souvenirs?? Horrible!!! No local residents need that!!!!
Clean view and access of the beach and water. No people with food items (that ends up in the ocean and on the sand); no trash cans that are over full and raided by seagulls. A simple natural experience (a valuable experience that is rare in a tourist town).
Long strolls with my wife and dog in nice landscaped gardens
A promenade, coffee shops and casual restaurants, people walking etc
Restaurant Row: An assortment of fine and casual dining in a park-like setting. Small shops for sundries (no 'Macy's, thank you). A knowledge that taxes from the shops and restaurants will more than pay for the common area costs.
I don't want to see shops or multi million dollar homes. I hope the city keeps the coastline natural for walking, picnics, sunsets, etc.
surfers, sunbathers, walkers, joggers, bikers
pedestrians and those with baby strollers have a nice wide sidewalk closer to the ocean. Cyclists have enough width to ride side by side safely. Green space buffer to the re-aligned road. A couple of public restrooms on inland side. Not a bunch of business, 7-11's, minimarts, restaurants. Natural as possible is best.
I would be sad to see any concrete establishments in the area.
Peaceful and pleasant experience.
Easy access from highway, to several small but available lots, with a short distance to access the sea or boardwalk area, where I could take long walk overlooking the beautiful Pacific Ocean or stop and sit down and get a cup of coffee or eat at a nice place that is locally owned and operated, something created that is special and unique to Carlsbad
Beaches remain the same, there're concession stands and restroom/shower facilities, with a parking lot nearby with easy/safe access to the beaches. Dedicated bike lanes.
Less development than there is today. More natural coastline which is quickly disappearing.
I would say thank you for leaving it alone

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I'd prefer it be left alone, we should preserve the natural area.
Undeveloped nature preserve
It would be beautiful and open. It would probably be the last open space on the coast line in all of San Diego county. Please leave it alone
I would how to say it was serene and that they did the perfect amount of development without ruining our coastline...i.e.,with houses
No change
Wetlands
Seating area to view the sunset, cars, beach and people watch.
Easy access, parking and relaxed atmosphere while keeping the coastal vibe intact.
No improvement. Nature is the most beautiful.
Same as it is today. Open space
The highway has been moved to the east. Area is very open Parking is more to the east
A balance of natural beauty with public park and trails
No changes - people walking, biking, running, surfing as they do today.
I would love it to remain the same. General up-keeping. I would be very upset if it became crowded, a lessened view of the ocean, and hotels.
That it looks the same as it did 30 years ago.
Beautiful undeveloped and just the ocean
It will look like it does today
It wouldn't have changed at all. The word improvement doesn't work here. Developing this special part of our coastline would be far from an improvement.
Natural open space, safe streets free of homeless camps or rogue RV squatters and clean beaches.
Outdoor activity and a variety of restaurants, casual and fine
NO CHANGES
It would look the same as it does today
It would be restored with natural wetland habitat and the invasive plant species would be removed.
Lots of nature and undeveloped land. Natural beauty untouched by humans over-building.
And I seen area that has been allowed to be a true open space And not filled with junk stores. Stop the over developing
Beauty and a welcoming community
paths down to the beach, with shaded pavillions, people of all ages, and abilities enjoying the beauty of our coast
First off, the city finally started caring about preserving the "village" like aspect of our city. They showed this by focusing on natural conservation of the area and providing outlets for the communal aspects of the city. Such outlets would include a park which provides an area for locals to hang out with their kids at a park or to exercise with calisthenics. Beyond this, the city focused on preserving the natural beauty of the coastline as opposed to building it up with restaurants and retail stores. Keeping a beautiful landscape through the area would be a fine

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

addition as well. The absolute worst thing to see 20 years from now would be a recreation of Oceanside's metered parking and the built up aspects of cliché beach cities.
I see nature, unobstructed views of the ocean. Not too many cars.
Not to feel as in shock as I was when I drove back to the OC via the Coast to see the over development of Laguna and I cried when I saw Huntington Beach. A Mess.
Improved meaning left alone and in a more natural state, and the ocean water actually is clean. "Improved" doesn't mean real estate development.
No people!!!! No restaurants. No shops. Just open space.
Pretty much the same, just a cleaned-up pathway with grass between the path and road
Traffic, smog, noise pollution, lack of natural birds and fauna. I don't see anything that would improve it from what it is
I would find a unique slice of the California coastline , a place where young and old can enjoy the ocean shore park ,busy with laughter ,conversation and outdoor activities but separated from the noise of the highway and motorized traffic
A park setting similar to Heisler Park in Laguna Beach.
Beach view, garden area like Solana Beach rail walkway
open space, walking and biking paths
Unchanged since the original days
joy to the world
An open area for people to walk, jog, amble with friends and enjoy the sky, water and view. Keep it simple. Ample parking. NO HOTELS IR RESTAURANTS.
A pleasant view of the ocean, sky and open green open space with no commercial interference. A restful and joyful picture of nature.
More families enjoying the scenery and more people being able to exercise without being bothered by people leisurely walking around. If you're enjoying a day at the beach, and forgot to pack lunch, there are options available there to find food without having to leave the beach and lose parking.
A chill and surf friendly community without as much as possible commerce
Natural scenery sans commercial buildings (allow one and others follow) with walkways and seating areas to view the sea
It's open and natural space
Beautiful natural landscaping with few walking/bike paths but places to pause and enjoy the beautiful sights
I hope in 20 years it is just as natural as it is today
Nature can't be improved upon.
Leave it just as it is. Not much open coastline left and it would be wonderful to preserve this area for future tourists and residents
It is the same!
It resembles the pristine conditions of the beach at Camp Pendleton or San Onofre
Views and clean fresh air
Clean, uncluttered, world class , destination type feel beach access
Depends on rising ocean levels. Greener areas and easier parking and safer walkways and access to the beach

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would see no shops, hotels, or buildings at all. Just a bike path in the road as there is now. Maybe paint the current bike path green so it is easier to see.
Parking improved and moved out of view, beautiful pristine views of undeveloped beach and ocean
Open green space offering walking/biking lanes with views of the ocean without the congestion of traffic or unneeded shops. Just a place for residents to enjoy the wonder of the area.
the open space perseveres. some cool food places and some very limited shops. NO residential PLEASE.
A safe place to walk and enjoy the view. Maybe a bench to sit and rest and have lunch or dinner
similar to Cardiff where there are nice restaurants along coast. Carlsbad has almost none of this, as of now
Ample parking. Open space for walks and hiking. Picnic areas and playgrounds.
The road is moved towards the east. There are a few parking lots with staircases leading down the cliff to the beach. Walking and biking trails throughout the entire area, along the coast, and along the open space. Keep it open, preserve the beauty of the open space and the ocean, but make the beach access easier (scrambling down the cliff at Turnarounds is a mess). Maybe concessions stands in parking lots at places like Dip in the Road and Turnarounds.
a place for everyone, all ages. Parking for handicapped. We like the beach too.
I see unobstructed coastline, meaning no shops, restaurants etc. It would be a place I can go with my family and enjoy the ocean and views. Parks, trails for walking safely without worrying about cars or bikes hitting my grandkids (20 years from now!), and a road far enough away to lessen traffic noise while enjoying nature at its finest.
60 acres of developed and accessible public park space with park-like amenities. Drop off points along the beach, public parking to the interior and a recurring sand replenishment process. Paved pedestrian and bicycle paths along the bluff tops. Wide, shaded green lawn space behind the beach to provide recreational space for significant population growth.
I would see an open area with natural native plants and realize the people of Carlsbad had the vision 20 years ago to set aside open space along the beach/coast that everyone could enjoy and appreciate for many years to come. I would say, "Wow, thank you Carlsbad planners."
wide meandering boardwalk (a la Santa Monica) with parking and access to the beach. road moved from current location east.
a few shops and a lot of open space, perhaps a park to throw a frusbee
That it has remained in its natural and undeveloped state so people can walk, jog, bike and enjoy the space as close to natural as possible. We have enough shops, restaurants and developed areas. Please do not take away the little that remains.
Open grass park with coastal tress, no commercial business.
Peaceful serene unlike the rest of Carlsbad. The building makes it look like Orange County and is not welcoming. I take guests to Wncinitas or Oceanside.
No change. Leave it natural
It would be untouched. We don't need to look like San Diego. Leave some nature. We need clean air somehow and adding more traffic, more people, and contesting the whole area is not the way to improve OPEN LAND. It's pathetic that investors feel the need to grab up every piece of what's left of our beautiful coast line. Stop catering to tourists and think about the locals.
the ocean, the shoreline and the coastal trail open and free of commercial use
An outdoor paradise with minimal intrusion by man, just a few food concession stands that don't interfere with the natural outdoor feeling
Along Carlsbad Blvd, there are sidewalks, and people are easily able to walk from the Coaster station to the beach. In the underutilized land, a small, dense village center is created, with shops, as well as new parkland.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Half of the road has been converted into a separated bikeway (and busway, if possible) that is fun and safe to casually ride along. Some of the freeway-like connections/conditions of the road (such as with Palomar Airport Rd) have been modified and simplified to improve safety and walkability.
Wide walkways with an unhindered view of the ocean. Benches or walls to sit on. Beach access. Any commercial property east of walkways.
More ugliness, more monuments to greed and excess, more money making businesses to profit from the land.
Pristine walking trails.
I would like the natural beauty to be preserved.
There would be adequate parking so I could visit the beach and/or restaurants and food trucks. The bike riders would have dedicated lanes moved inland, so that the bikers who currently don't obey traffic rules and pull in front of traffic would pose less of a danger to themselves and to other vehicles.
The unobstructed view of the quintessential California beach experience- like the protected national parks- something we must preserve for future generations
A place where kids can run around, you can safely bike along the coast over looking the water.
exactly as it is nowand someone bulldozed the big hotels on the south end and returned them to their natural beauty
What I see in twenty years is what I would see today. Leave it the way it is.
Vibrant area with lots of people going to beach or restraints, and not just roads. More open spaces
A seamless first class oceanfront experience which starts with the way Carlsbad Blvd has been developed north of Tamarack and continues with beach access, safer bike and walking/running lanes, parking options (some paid), restaurants, cafe's, coffee shops and outdoor decks/patios so people can sit and enjoy the ocean views.
Walking paths leading to and a long side the beach, family friendly gathering areas for bonfire picnic games bbq area type activities
I would be able to bring my kids and remember the times we would go there as a family. We aren't beach people - and would go to the coast more if there was something to do.
Sight and sounds of oceans with all cars in large paved parking lots not in front of cliffs benches for resting and ocean view.flush toilets at parking lots.fast food at parking lots and low cost indoor outdoor fried fish franchise near pier
Open space
Walking paths and maybe a few more parking areas so people can enjoy the natural unobstructed beauty of the beach. Not everything has to have shops on it! PLEASE leave some coastal land unobstructed!
Parks
Left natural with little impact & free parking.
It's good as it is. It would be ugly with more cars, people, or buildings there
A beautiful natural preserve
Seeing the beautiful, natural, pristine oceanside would bring tears to my eyes. It's perhaps the #1 reason the Southern California Coast is the most desired destination for vacationers and visitors in the US. I sure hope there is no interest in investing in something similar to the Hedionda Nordstrom Mall Nightmare, which would've not ended well.
A communal space with people of all ages enjoying different activities.
natural coastline untouched but maintained for safety and preservation; accessibility
If it has been "improved", it won't be just how I like it.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I think the "improvements" would ruin the natural beauty of the coastline. Why would you want to do that?
Active people about, shops busy, areas of quiet-yoga in the park, no cars, small trolley to drop off from remote lot.
Trees, benches, playground for kids, calm atmosphere away from ever-expanding downtown.
A wide open strip park with a multi-use path(s). A two lane road toward the east side. A few casual (beachy) restaurants, a few shops that rent or sell items that support beach and park use. Occasional events, maybe the farmers market, concert in the park, etc.
Just look at North Carlsbad Blvd and you have the same footprint
Ocean views. Artwork that accents ocean views. Pedestrian friendly area. Wide bike lanes for cyclist. A welcoming area to enjoy CA coastal views
I'd like it to look like the Ocean Blvd walking area in Santa Monica
A plan that is consistent with the Point Beach Area. Better parking area and access. Uninterrupted view. Steady traffic flow, no businesses on the coastline. Just a place where people can visit and enjoy the beach, cliffs and views.
Unobstructed view, large pathways for bikes and for jogging and walking. Small stores on the eastern side of land for quick stops and gatherings, coffee, small restaurant like the camp store.
It is a world renowned beautiful space that other cities want to emulate, a native garden and areas to walk, meander and learn, peacefully - on a scale of beauty similar to the meditation garden in Encinitas. Additionally, there would be clean public restroom facilities and water bottle filling stations. There would be picnic areas with composting and maybe a "food forest". No retail, no restaurants. Areas where one can learn about the natural geographic land features, oceanography, and the native people and other people that have passed this way. It would have space for art to intermingle with the landscape - similar to battery park in nyc - and some innovative features - from a contest of designers and artists that would demonstrate how we can work with rising seas, to have a better future for generations to come - and how we have eliminated plastics from our oceans.
No development remain largely what it is today. Why does every space need to be developed?????
1. Smooth transition of roads at PAR and blvd. 2. More parking. 3. Marked crossings.
I would like it to look the same, maybe with more maintenance to the area to keep trash cleaned up and coastline preserved
I be sad that it was commercially developed
I wish I would see the same thing
Beautiful coastline untouched by over development where nature is surrounding you and open land seen from the shore
Wide walking trail with separate trail for bicycles. Some grassy park areas with mostly natural terrain. Ability to access coastline beaches with areas to have fire pits/bbq areas. I do not see vendors or retail beyond poinsettia area.
Trails, parks, beach all enjoyable without the danger of traffic or cliff collapse. Like Powerhouse Park in Del Mar, but parking would be easier.
Sorry kids we tried to save this for you but money and greed had its way
nature only no cement or building or houses just nature
Beautiful park with trails, picnic tables, playground structure, benches to view the ocean, walkways down to the beach, and parking on the eastern edge.
Leave it undeveloped!
Open space

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Being able to bike from Carlsbad to Encinitas safely off the road, followed by a workout facing the beach, having the kids play on a playground followed by coffee and ice cream!
Hope that it has stayed exactly the same
Nice park with several bathrooms where I could walk near the beach with enough parking that you could actually use it
There is a wide beach with plenty of space for everyone to enjoy outdoor coastal recreation. Roads, businesses, and other development are safely located away from the coast. Even with sea level rise, Carlsbad's proactive planning has resulted in its iconic beaches still being there for everyone to enjoy.
Excavations like it is today. We don't need more development. Let's have some natural beauty and low cost of maintenance like it is today.
Walking and biking trails, gardens, coffee and ice cream shops, restaurants with music and outdoor patios
I see a coastline that stretches out southward and before me. very few electric lights. a place for families to enjoy the beach late into the evening without feeling unsafe.
It's so so beautiful now. It really just seems so natural.
It would remain as is
As much open park space as possible.
We need to keep some of our city open. There is construction all over Carlsbad.
No change from 20 years. Still an awesome beach town without any of the build up so common along other once amazing beach towns. I grew up in Dana Point until 1995. I don't even recognize it now. It has lost all its soul. Don't make Carlsbad a concrete coastline of retail.
Better access to the beach and parking that is paved
Lots of native plants with color. Clean. Some open space with walking paths and Benches with ocean view above rvs, maybe some sculpture or other art work. Good bike lane.
Dogs on the beach, no homeless people, open access to the beach (no private homes blocking the shore)
The sand and the ocean. I would have the greatest respect for the citizens and leaders of Carlsbad in their effort to not turn that area into the Blight which is South of Newport Beach along the coastline.
clean, open areas to view the scenery
I could walk on a walkway with a view of the ocean. Walkway separate from bike, skateboard, skating lanes. Minimal concessions, not a row of restaurants, no junk stores or retail. Maybe a grassy area for sitting on picnic blankets or benches. It would look a bit more like the area at Laguna Beach.
I hope to remain a quiet local's area.
I'm able to walk on the beach and grab a bite
I would like it to stay exactly the same. Everything last place is developed these days. Please leave it untouched.
Small shops to walk through, little traffic, areas to sit and enjoy the ocean view
Walking trail not near cars. Coffee shops and nice restaurants. Beach access from South Carlsbad.
Hopefully a area still mostly open area with very little commercial stuff
Would be nice to have good picnic space with benches and umbrellas and easy bike parking
So clean! So much space to spread out! And my flying car has a free place to park right away!
Just like it is today.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

I would get the feeling of a maintained beautiful walking, jogging, biking area where you take in our gorgeous coastline without seeing or hearing cars or businesses
I want to see this land untouched for years to come. There is nothing to improve along this stretch.
I hope it doesn't look like the village the city has ruined
It's perfect now. Please, please, please... leave it as is.
Carlsbad's coast is even better than when I arrived here 71 years ago! With the advent of self-driving electric shuttles, we have a beautiful, environmentally responsible shorefront corridor that allows citizens of all races and economic status to experience this precious resource.
friends and families gathering in little pocket parks along our beautiful coastline. People hiking and biking along separate trails getting exercise without fear of cars. No large buildings such as hotels or retail stores. No residential.
Keep it safe, clean just like it is now. No commercial developments!!!
I would be so happy to see the highway moved inland because it will literally save that stretch of beach. i joined surfrider's king tide walk in December and it gave me a pretty good idea of what's gonna happen as sea levels rise - this is our opportunity to create more space for beach and usable coastline. that's way I chose "none" for all the shops. If we build stuff there, we're just gonna have to deal with it later as the sea rises.
Additional room to bike and walk as well as nicely built cafe, restaurant and brewery that do not block the view and dont take away from the beach access or sitting area
Lots of open space with native plants, access to the beach, low density, casual dining and drinking nearby
Lots of parking and access to the beach
Still feels natural. More trails, less concrete, few or no shops
Parklike walking paths along the bluffs; restrooms every 1/2 mile and portapotties in between; steps to beach regularly; 1-3 ocean view restaurants with residents given priority on reservations!
It looks and feels like it does now...the worst thing we can do is overdo what is already beautifully done.
I'd be dismayed by the congestion.
Open views, natural setting, full access to the ocean
Pedestrian and bike-friendly area full of amenities and activity. Vibrant community feel.
Relaxed roadway, still wide open, but with improved pedestrian access for walking/running.
I would be overjoyed to see it hasn't changed.
Sorry but I probably won't be around 20 years from now
an open space that families could gather
A passive walkable park like setting with a few restaurants and open picnic space
open space with trails and park-like areas. plenty of places to park to access beach
It would start with a scenic drive down the coastline with a beautifully designed and installed seawall with plenty of available parking. My family and I would enjoy a walk, squish our toes in-the-sand, grab some food and enjoy the amazing sunsets
no change to the highway and left the same with it's natural chaparral
look like Moonlight beach only bigger.
Clean Well-maintained area for kids and families to enjoy

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Open views and access to the beach for all to include walkers, runners, families and disabled,
I still see the natural coastline, not man made cement structures filled with homeless people.
Open coastal views and access with no commercial structures to ruin th current unspoiled beauty
something nice that's developed and accessible, not just overrun landscape that people drive by but can't stop and enjoy.
I see people Walking along a large clearly designated walking path. I see people riding bikes in a wide bike trail. I see families enjoying a picnic on a grassy area. I do not see any shops restaurants or buildings.
Open space , walking trails
An awesome balance between unfettered views; beach/shore activities; Joggers/walkers/cyclists and vehicle drivers safely coexisting and; locals and tourists enjoying fine/casual dining and other faire.
Ability to park
Better parking, no more new buildings...keep it the same and natural
A vast open space with an unobstructed view. No hotels or recreation type facilities
I see expansive parks along the bluff tops, with wide grass fields where people are picnicking, many benches where families are taking breaks and resting, and small playing fields where people are playing pick-up soccer, hackey-sack, frisbee, and catch. All of this is surrounded by natural vegetation and quickly growing shade trees. The section of the coast West of the 101 is evenly split between natural vegetation and landscaped parkland. Running on the West side of the 101 is a wide, two-way paved multi-use path that connects to sections in Oceanside and Encinitas, where people are rollerskating, skateboarding, and riding bikes. Just to the West of that path is a narrow, natural-surface path where people are jogging. The 101 itself has been narrowed to one lane in each direction, with a speed limit of 20 miles per hour, and buffered bike lanes on each side where e-bike riders and sport cyclists are whizzing by. The East side of the 101 is lined with two to four story mixed-use developments, with retail, restaurants, and markets on the bottom floors, and a mix of market-rate, senior, and affordable housing on top. The wide sidewalk put front is busy with people enjoying the view and running errands in the mixed-use development. People are walking and rolling to the coast on wide sidewalks bikelanes that connect the coast to the nearby Coaster Station.
Cafes, bar, restaurant all bike /walker friendly
undisturbed native vegetation and wildlife only improvement to maintain roadway
Excellent. I would see between three and six modern>casual>fine dining restaurants in this zone, established and thriving with afternoon and evening life! With glasses being raised in toasting occasions and the setting. This would be an amazing addition of commerce to the beach/ocean front that is severely lacking - almost non existent - and massive value add (especially considering there are no NCTD rails impeding such development or vistas.
The same undeveloped beach area I enjoy. Atop with your crazed development Carlsbad. You're turning into a horrible city.
Lots of open space and park grounds and some retail shops
Exactly how it is now.
Pretty much the same as today
a vibrant but quiet area where seniors and mothers with strollers can sit in the sun, enjoy the weather but no hassle
No development
Open space and recreational oppourtunities in safe spaces.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Open area for a park, improved beach like they have done done in Cardiff.
A pristine coastal view with a walking path
Hopefully no further development to spoil what little peace and tranquility we have left.
Peaceful and calm walkable area to enjoy the ocean. Perhaps have a sea wall similar to the one at Tamarack that runs down to the village.
I ride my bike along a path and stop for a burger and beer on a deck overlooking the beach and ocean
It will be exactly the way it is now.
It should look the same!!!
more pedestrian and view oriented land use
Open space with trails and a visitor center like at Torrey pines
Nothing developed. All open space
It would look like it does today so all generations could understand and appreciate what the coast of California looked(s) like
Open space parks with lots of parking and restrooms
I hope to see things exactly as they are now - nothing has changed. The roads and landscaping have all been well maintained but there is no new construction or added shopping/dining in this area.
Lots of sand. Nice place to walk. Ocean view from street walking and cars. Good coffee. Good food. Place for kids to play
A wide open public space with grass and plantings, seating areas, trees & available shade, and, most importantly, safe, wide walking/hiking trails on the ocean side of the area/top of the bluffs, safe bike lanes that have a buffer between vehicular traffic. Absolutely NO hotels, condos, vacation rentals or the like. This entire area preserved for public use.
Beautiful parks
There would be nothing done to it because we love our untouched coastline
A casual dining area on one end and a fine dining area on the other. There's a green park in the middle with tables and benches to watch the ocean while picnicking
Open, free to use spaces for Carlsbad residents. ID would confirm. Visiting parties could pay a reasonable amount. More ocean view dining would be nice.
Man made Development is not always an improvement. In 20 yrs, clear coastal views may be extinct if dumb ideas like this prevail
Accessible walkways across from hotel and mobile home park. Casual eateries and maybe a fine dining restaurant with ocean views.
Very similar to what it is now. Open space, not a lot of people and what California once looked like. We don't want it to look like LA, Orange County, or Pacific Beach
Beautiful access to the ocean with views, not shops and restaurants.
I see a natural setting that you can walk safely enjoying the sea air, maybe some benches with a shade structure, and water for people and pets
Modern, open spaces to be active and have gatherings.
An enhanced beach with more sand and less rocks ,walking paths, a park, restaurants , coffee/tea shops, and dog friendly areas!
I would start my day with a coffee drink & a croissant at L'atelier de Paris in the Poinsettia shopping center. I would then walk over to Ralph's to get some fresh fruit & cubed cheese to snack on at the beach. I look across

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

the parking lot and see that Pelly's now has a large standalone restaurant. I make a mental note about coming back here for fresh grilled halibut tonight at Pelly's. Now I am walking down to the beach to enjoy my day. This is exactly why I visit Carlsbad.
little traffic, sleepy, clean beaches, open spaces, no high density housing
Lots of people enjoying the beach, views and activities
Extension of seawall with wide sidewalks; additional parking coordinated with beach access;
A natural feeling coastal experience for bikers, runners and walkers. Great views, safety from vehicle traffic, a calming coastal experience. Possibly anchored by some retail services such as casual dining.
Slow easy traffic, uncrowded beaches, clean streets, clean beaches. A chance to enjoy nature not crowds
green space with benches and parking
A limited amount of local-type (non-franchise) retail with slower traffic and protected areas for pedestrians and cyclists.
The same exact thing you see today. Don't change it. You're going to destroy a beautiful part of the coast.
Free parking. Parks.
I see an area with parking, more beach access, outdoor space to walk, pickleball courts, and restaurants.
It's exactly Yuen's me as it is now
views of open space and the ocean
Modest, complementary development that preserves the coastline but makes it more enjoyable designation to visit
I'd love to see tons of natural open spaces.
Safe Walking paths, clean restrooms, available parking
No building, no more dirty parks for homeless to take over. A natural habitat
maintain the integrity of the CA coastline without adding more traffic and congestion. Why don't you utilize the open space between Poinsettia and La Costa that already exists instead of letting out of town developers ruin this part of the coastline. Think about it!
Untouched coastline with open spaces
It's exactly as it is now
playing with my kids and grandkids in a park like setting. Having picnics. Going for a run on the coast
I hope the city would not destroy our beautiful coast line
I'd see mostly open space with a few places for picnicking, a few restaurants, walking paths, beach access, playground area.
Open space
Open space for people, like a park, not commercial space.
walking/biking trail along the coast, cute little eateries and shops, picnic tables with shades, bathrooms
Open space with ocean views
I see the community having more space to appreciate the ocean and the scenery. Runners, bikers, dog walkers and families getting to enjoy the outdoors and really appreciate Carlsbad's coastline.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It looks EXACTLY the same as it does today, not butchered by people or developers. Please DO NOT mess up this stretch of PRISTINE nature!!
Fix the erosion. There are deep revines that need filling. People use them as access to the beach and make it worse!
Families walking along the boardwalk to sit at a casual restaurant to drink coffee/eat/drink. Finding free places to park to visit the beach. Biking safely preferably off road.
It's the same. Its not developed. there is natural beauty there, which makes it unique. You are ruining the coastline and downtown. Please stop or we will mobilize to oppose you like we did the strawberry fields plan.
Open space park, walking trails, viewing areas to the ocean, picnic spots, enclosed dog park, seasonal concession stand only open during the summer (serves beer/wine at sunset time).
An open, natural landscape where traffic is not invasive and parking is convenient but not imposing.
DO NOT DEVELOP
God's natural beauty of south Carlsbad beach on land with natural vegetation with an unobstructed line of sight to ocean horizon.
less commercial real estate, more beach, less traffic, more open space
People enjoying the beach & trails. The area is clean & well maintained. Cars/traffic are away from the actual beach area.
one of the few places left that natural beauty can be seen because its undeveloped
Several healthy / organic / farm to table food options. A few local coffee shops like Revolution and Bird Rock (not a starbucks anywhere in sight). A beautiful winery & kombucha spot. All with outdoor seating and a view of the ocean, like in most other developed countries that have beachfront real estate. Zero tourist shops selling unnecessary crap, beach gear etc. No fast food chains. No concession stand. People are walking around and enjoying themselves, but it's not too crowded. More La Jolla or Del Mar vibes than PB or Moonlight.
keep it as natural as it can be
No additional commercial property. Just clean trails and natural parks with out big parking lots or additional vehicle traffic.
I see being able to enjoy watching the surf and sunset while having a bite to eat without spending \$\$\$\$\$\$.
The way I saw it 50 years ago.....little traffic, sandy beach, safe access to beach and safe walking trails along highway
Open space and possibly a park
Beach paradise! Casual and carefree. Locals and visitors strolling along CBD coastline enjoying casual dining and cute retail shops. Carlsbad is my forever home. Moved here from crowded Orange County.
I see a beautiful, safe walkway from La Costa to Carlsbad Village Dr. where I can see, hear, and smell the ocean. I see beautiful spots to rest and relax where you can watch a sunset. I see a few (not a lot) of well run dining experiences where I can have a glass of wine or snow cone. I see how easy it is to push a wheelchair on the walkway. I see plenty of parking and easy access to the sand.
gorgeous views, free parking, handicap spaces, less traffic, safe walking paths, curb protected bike lanes separate from pedestrian walking paths, places to sit, easy (no stairs or high bluff) beach access
Preserved and protected coastline with a safe walking path, a bathroom/shower facility, and uninterrupted ocean view. I would NOT like to see any kind of retail or housing development.
Protected open space....
The road as been moved and the shoreline has been protected. There is a park area for people to enjoy then view. There is additional parking. There are safe bike lanes.
I see people enjoying beach access, recreation opportunities and gathering at a couple eating spots. I see some, but minimal improvement, I see people enjoying the ocean as if it was frozen in time back to the 60's/70's ???

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

<p>multitude of dining, entertainment, open space, breweries/winery options as well as a distinct sense of place that echoes the culture of North County Coastal like you see in Encinitas/Leucadia.</p>
<p>I would like to see it in its natural state and NOT overdeveloped.</p>
<p>No retail. No commercial ventures of any type. Just native California coastline.</p>
<p>parking lot with paths east and west</p>
<p>it would look the same</p>
<p>safe separation between the coast hwy and the runners, walkers and bikers. plenty of restaurants and retail. inland parking</p>
<p>Exactly the same as today</p>
<p>Protect some open space. We need sidewalks and bike lanes. The beach is not accessible due to bluff collapse. The city should consider installing drainage to protect the bluff from further erosion. We need some type of park in the south end of the city. The closest park is Cannon Park which gets heavy use. Unless you live in Terramar, you have to drive to a park. There should be some park somewhere in the Southwest section of the city. Right now there is nothing. No, the State Beach should not be considered a "city park" or "city open space". The city needs to actually put some space aside.</p>
<p>"Shelves" of green space similar to Dana Point where families can throw down a picnic blanket on grass and enjoy the weather and the view</p>
<p>keeping area natural and enhancing natural beauty</p>
<p>A nice combination of walkable easy access shops and restaurants (not good chains) with walking trails and safe bike lanes.</p>
<p>A more walker friendly experience of the scenic coast line and beaches</p>
<p>I see a natural habitat that has not been disrupted by man's ability to destroy the natural environment.</p>
<p>I still see a similar landscape, relatively untouched, but with some simple convenience amenities.</p>
<p>People enjoying and using the coast line</p>
<p>Easy access to beach with necessary amenities. Fire pits would be fun.</p>
<p>Untouched, undeveloped just as I remember it from 20 years ago.</p>
<p>The Sunset magazine raving about historic 101 drive.</p>
<p>As much of the undeveloped natural habitat as possible without government fees and restrictions and free parking areas at least 100 yards east of coast highway obscured by natural-like landscape.</p>
<p>a large open area with benches, picnic areas lots of grass</p>
<p>Ease of getting around, bustling with people but not overly crowded and no lines, one-stop shop so you can enjoy the beach for longer periods</p>
<p>Original California coast travel</p>
<p>20 sets of sand volleyball poles like in Ocean beach, Manhattan beach, and Huntington beach</p>
<p>Keep it in its natural state! Do not change from current.</p>
<p>Easy beach access and beautiful views. Plenty of natural beach habitat. NOT junked up or blocked with a bunch of stores, hotels and restaurants.</p>
<p>Adequate parking for the smaller venues. I would prefer smaller shops/restaurants as opposed to mega shopping and/or huge brewery/bar/restaurants. Wide enough sidewalks for pedestrians and strollers. (I love</p>

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

the all way crosswalks Carlsbad currently uses.) Possible bike accessible lanes without limiting/losing car traffic lanes.
Make it a tourist destination
I would like to see it remain more natural, but with increased access for residents/visitors to include parking areas, grassy areas, picnic tables, a playground, multiple beach access points (stairs), integrated art, maybe a nice garden area for weddings or parties. I would prefer not to see large stores, restaurants, breweries, etc which would detract from the natural feel of the area and make it too crowded.
Bike and trail paths. No structures
I would see open area that respects the natural beauty and preserves the coastline in its most natural state
Open space that looks as nature as it did 100 years ago. Walking trail/sidewalk, otherwise no development.
Open space Lots of views of ocean and inland hills Traffic control Public access Big Park Carlsbad has plenty of tax revenue, less is more along this space.
No more commercialization, plenty of beach access, dog beach, free parking, safe clean bathrooms. Bikes have their own lane out of the road with cars.
Nothing but a money making tax producing project serving the tourists and not the local community.
I see the natural beauty of the area - plants, clean beaches, and access to trails. Things are much like it was back in the time of the native Americans - with local plants. There are benches to sit on and enjoy the coast and sunsets.
Using the beach to best advantage that can happen and includes all activities that can be done at the beach
Keep it looking like the natural California coastline that it is, just improve the "park and walk" experience. Minimal buildings!!! We have so few spaces that look like a natural coastline.
The same that it is now.
A natural landscape park with benches reviewing the ocean, natural shade structures like trees. Our coast is so built up as it is let's keep it a natural setting. Absolutely no commercial buildings at all
Unspoiled views of the ocean with safe walking & biking trails.
Honestly, if it looked like Heisler Park I would be thrilled. I take out of town friends up there to walk along the path, enjoy the ocean views and then have lunch at Las Brisas. It's like a big breath of fresh air and gives me a feeling of well-being just to walk out there.
Like driving along the coast by Big Sur. Walking paths with easy parking and restrooms that are not noticeable
Lots of people walking, sitting spaces, people enjoying the view and open space
A casual atmosphere, where you can walk to from beach and get a healthy bite to eat or a smoothie or juice. Kid friendly healthy options. A place to picnic after a bike ride. Shade as reprieve from the sun. A place older kids and adults can be active w climbing or play a structure, swings an adult can use, nature like structures. Outdoor exercise area.
Beach access with grassy park
A lot of people on the bluffs enjoying the sunset, sitting outside at picnic tables connected to a brewery, and people going back and forth from the beach to those two things
An enjoyable experience with the sea
Easy access to the coastline with no housing or buildings blocking the view where people can walk, run, look out at the ocean, enjoy the beauty of our coast and have the feeling that a small section of nature is being preserved and it is part of my backyard
Open space to walk or sit and enjoy view of ocean

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

open space, no retail or restaurants or houses, people using the space to bike, run and relax
keep it small town. I love the beach in carlsbad to have lots of open space. Space to enjoy the ocean and our family! Don't crowd it with shops please!
I hope it doesn't take 20 years, because I'm 60! My number one ask is a dog beach. How hard can it be to find a small beach where we can bring our dogs off leash? ?
A place without cars and RVs, more like a botanical garden with trails that led to the lagoons
Modern roadway, dining with a view of ocean, strolls along walk ways with ocean views
The campground is gone. The highway is gone. It has places to stop and enjoy nature, parks, green spaces. There are no commercial businesses, restaurants, etc. like listed in the previous questions.
A natural open space, park setting.
Carlsbad is one of the remaining open spaces on county beaches other than Torrey Pines let's keep a part or parts of it undeveloped.
Leave it alone. No more development
Being able to walk along Coast and see the sunset. Families enjoying the pathways without bikes. A designate bike lane so everyone is safely separated.
Natural habitat, no noise except the sounds of the ocean and animal life that can thrive here. Abundant sea life restored because the area has been declared a marine preserve.
People enjoying ocean-view dining at a wide variety of price points. A place where people go to meet others and enjoy the outdoors that has easily available parking.
A park and walking trails
Open land
green grass, a place to stop and take a breath of fresh air and open space
Landscaping, parklike setting, unrestricted views.
Keep its natural look, no buildings
I can stop and have a glass of wine while admiring the view. I can shop where all the products are from locals. I can hang out with my dog in a dog friendly park area.
well attended with pathways in various directions. beautiful stone buildings matching the colors of the nature around. Beach chairs and umbrellas scattered around. A bike path along the highway. Sport structures such a volleyball nets etc.
A beautifully landscaped area filled with parks, playgrounds, walking paths and bicycle lanes. There would also be little shops and restaurants interspersed along the way.
As much uncluttered open space as possible. Safe biking lanes. System of hiking trails
Building here would not be an improvement.
Just as it is now-I have lived here for over 20 years and every attempt to do something takes away from it's beauty!!
Please don't put any more shops or restaurants or cafés. We don't need it. A trail would be nice, perhaps a little picnic area. Let's preserve the natural beauty of this stunning city we live in.
I've lived here since 1972 and the ocean is beautiful we missed I On the lagoon on lake perfect for restaurants
the same as it is now, natural open space
In 20 years, as with other preserved green spaces in Carlsbad, we have preserved this coastal strip as well. Listen, I know that it's retail that generates a lot of the tax revenue for the city, and I am all for it, but this particular strip doesn't need to be transformed. There are only a few places with an ocean view on the 60 acres

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

(along the slope of the northbound road), it has a wetlands section, and any retail would appear as a long, congested strip mall. Yes I am an old Carlsbad dude but I am also pro-business, I was in favor of the transformation of the strawberry fields, But here, make this a native habitat, along a beautiful stretch, of the Carlsbad coastline. If you are compelled to do something, make it a fee-based parking area, rebuild the bridge at the Canyon de Las Encinas waterway, proving for a pedestrian trail under the southbound highway, and light and heavily landscape the parking area.
Beautiful park with people sitting outside sipping coffee while their children play
A quiet villiage without rowdy tourist invasion
Visually beautiful with a robust active life. Like a southern village without too much density
Open space, with room for passive gathering, walking, sitting. No commercial business, no housing. Free parking with easy access to beach and bluffs. Some areas that are designated pet-free. Love pets, but sometimes they get in the way of a nice evening.
Ample lanes for cars, bike lanes and separate pedestrian lanes
Beach Open area NO RETAIL
Nothing over 1 story, no giant buildings closing in the space.
I would love a destination restaurant, original shopping districts (no chains) with walking and biking paths and lots of room for beach activities. We could bike or scooter over and spend the day/evening.
Beach access with parks,hiking trails,bike path
Open spaces, with a couple casual eateries and coffee shop, good bike lanes, a playground
pedestrian / bike friendly area where the family can enjoy the beach
It will be paved and full of tourist shops with trash cans overflowing. Probably another Seaport Village
Open space with no cars
Just the tower area completed, cleaned up and a larger park area completed, with park. A trail around the lagoon.
It highlights the City's location on the ocean as one of the Premier coastal destinations in the region. Lots of views of the ocean for the entire stretch
A mostly natural setting enhanced by flowing paths, clear ocean views, easy beach access, park like setting with minimal but thoughtful support like rental, food and lots of free parking near to road and away from beach allowing an easy 'quick stop' to enjoy just for a few minutes or stay the day
the same enjoyment as I experience today Unspoiled, untouched, original California
open space, ease of access, unhindered view of ocean, hiking, picnicking areas
A parking garage/more parking spaces to access beach.
The above
Parking moved farther away and not parallel. More parking but not on beach side . More views and a boardwalk
Well-maintained open spaces for walking and camping, ample free parking in designated lots, the ability to beach camp in a camper, tent or rent one of the few little cabins. A few little shops for necessities and snacks. Overall vibe is a relaxed sleepy beach town. I feel safe here and while there are a couple of more upscale spots, not everything is so fancy that I can't afford it.
Ride my electric bike without dodging traffic and stop in for a beer or coffee while charging my electric bike
a great place to walk or bike and enjoy the coastline

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Overdevelopment and monetization of all of our resources. Disappointment as far as the eye can see.
Palm trees, roller skating, park benches, shade trees,
20 years ago my dad passed away from ALS. This stretch of the coastline was his favorite to drive. Whenever he would come for a visit from Sacramento, he loved driving back and forth because it was so open and natural. In 20 years, I hope it remains exactly how it is right now.
A walking/slow biking path that runs the length of the area and possibly a small resting point or two with benches, water fountains, and shade. Otherwise, I would like to see it the same as it is today. Most of all, I would not want to see any construction, buildings, shops, restaurants, etc. on the land. There is plenty of private development of open space with these things all over Carlsbad--the city already holds this property, so it should do something different that makes/keeps this area unique (especially since this is the coastline). In particular, "retail", "fine dining", "breweries", "casual restaurants", "convenience stores:, etc. on this coastal land seems very unnecessary and repetitive.
Families and their dogs enjoying a day at the beach that hasn't been over developed. A place where locals can still enjoy during the summer when the areas population swells with tourists.
I would see open space, see the ocean and no stores, restaurants etc
A quiet local place for residents. Now busy with tourists & noise.
There would be parks, walking trails, easy to access parking, and very few retail places.
Easier to access and enjoy beach and vistas
The parking needs to further back. More crossings to the beach which favors pedestrians. You have to wait and wait for signal to cross.
Dedicated walking paths
Not sure I would like to change anything.
Easy places to park and safe access with a bike. Be able to grab a coffee and keep walking and not have any ocean views obstructed.
More beach access and parking areas
I would not put anything along there because the traffic would get really bad making it very hard to get to the village.
Natural, undeveloped coastline for low impact activities. Maybe some restrooms, but no buildings or commercial stuff.
Again. That is looks like it does now. With improved walking and biking access.
Bike and walkway, wide and comfortable, carlsbad boulevard moved eastward with minimal separation between north and south lanes
I won't be here yhen
I would like to see it clean and taken care of and people picking up their own trash after they use the area. leave it mostly not commercialized and in its natural state.
Pristine beauty
Pristine beauty. Still untouched by retail and commercial buildings
Leave it alone. It's one of the only open spaces left along the coast. I don't want carlsbad coastline to be like LA or Oc.
Scenic views of ocean and palm trees
The same

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Multiple paths down to the ocean. A few tasteful businesses supporting the area. Exclusive bike paths and walking trails.
I would like carlsbad to not touch it. This city has completely overdeveloped every piece of land. Let it be so that generating can enjoy open land.
Clean, natural eco-focused marina with walking paths, trees, park benches, play areas for kids and pets, safe biking and running paths
I would enjoy a long walk with an ocean view and a place to dine (with table service) with an ocean view.
Fewer highways (45 mph+)!slicing up the entire town, slower speed limts. Its out of control.
Take a friend, rent a bike or walk. Get a cold beer and a snack afterwards and hang out. Stop in a little shop and pick up a gift. Bump into neighbors to chat. Bring a book and relax to read a bit.
I see a place to park near the beach and pickleball courts, where people are both relaxing and having fun while getting exercise. Then being able to grab a bite at a place NOT on the sand. As the sun goes down I can enjoy the sunset while starting a fire in my beach fire pit and be happy that the city didn't screw up this part of the coastline by putting in a hotel or housing or other buildings that block the view and beach access from Carlsbad residents. Then after completely putting my fire out I could walk East a bit to a brewery/wine place to enjoy a drink and snack. Perfect.
Same thing as today. Why are you even considering changing/ adding to one of the last vestiges of a beach town, other than upgrades for maintenance and safety? Where are my tax dollars going if you need to further destroy coastal nature just for \$\$\$?? Carlsbad is already losing its quaint beach town essence due to over construction. WHY are you moving your greed for more to our coast? Are you running out of places to destroy in your pursuit for more tourist dollars?
Love it as is. Even more precious showing our California lifestyle
This space is still as it was in the 50s! How amazing that Carlsbad preserved one bit of California's natural coastline for future generations to enjoy!
a small row of little kiosks with some different items for sale, and some hot food vendors with hot cocoa, coffee, soup, or street foods
Cleaner, groomed, and natural
I can park at south Ponto and walk up the trails along the beach, passing families playing, couples out for a stroll, and tourists on beach cruiser bikes and roller skates. The views are stunning and everyone can enjoy the view equally.
Wide bike lanes.walking paths and picnic areas all west of the road to enjoy the ocean and sunsets.maybe parking between the northbound and southbound lanes with the northbound slightly elevated so the parked vehicles don't block the ocean view
Nice looking parking and walking path
Please don't develop this area - it is best to leave undisturbed.
A place enjoyed by surfers, beach goers, pedestrians, cyclists and yes, even a few motorists for its natural scenic value and beach access.
NO retail, restaurants, or housing!! Dedicated safe pedestrian paths, separate bike lanes. Restroom facilities. NO homeless encampments allowed to establish. NO van-lifers parked along the road
Family friendly oriented community with open spaces and recreational uses balanced and mixed in with dinning, grocery and commercial uses.
No retail just natural coastal setting
Views of the ocean; Easy parking access to take part; A safe environment;
The way it is. Development for tax revenue or developments sake is not progress. Commercializing this space will reduce the open space of Carlsbad

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It perfect the way it is. People love the view. People walk or ride bike along there. I know people come from Poway just to walk along that area of beach.
A less crowded place
With parking free or almost free, a restroom and a food concession, I could stay all day at the beach. A beautiful day of fresh air.
More parks with benches and lookouts, restrooms and beach showers, stores and great walking paths and maybe a dog park.
I don't think you care. Stop ruining our city. Natural spaces are important.
Improving means letting it be. Carlsbad is unique because of its open spaces and undeveloped beaches. No more development on our coastline.
relaxed dinner looking at ocean, instead of mobile homes, rvs, people who don't pick up after themselves
It would look the same as today and not be interfered with "good intentions" whose man made, unintended consequences spoiled.
Man's destructive nature once again to destroy what helps us learn of and enjoy, not destroy our precious gift.. leave it alone.
Family friendly beach, relaxing and safe biking on the beach.
Oceancentric planed areas.
I see a pristine piece of nature left untouched and undeveloped- a true rarity in coastal San Diego County. Beautiful.
Wild undeveloped bubble in the midst of over-development!
Plenty of open space, trails, bike paths, parks and public gathering places. Long stretches of accessible, clean public beaches and lagoons. Since 20 years from now every city around us will resemble an overcrowded, overdeveloped Los Angeles-like packed urban mess. I see Carlsbad's natural coastline will stand out like a gem, above all the rest, compared to all other cities, because we had the foresight to preserve natural beauty and open space (especially with our GMP open space requirements) that few other sellout coastal cities in California were able to do. Tourists, visitors and residents will come here to this relaxing stretch of coast because we kept our coastline underdeveloped while maintaining a rural feeling (while centralizing most of the stores, hotels and shops in Carlsbads downtown). Carlsbad will be a beach city like no other with an environment like this - timeless!
Pickleball courts = family fun, community, interactive play, entertainment, exercise, nature, new connections...it's everything!!!
Excellent pavement. Wide Class 2 bike lanes. 2 traffic lanes in each direction. Maybe add a sidewalk where none exists. That's it. DO NOT ADD COMMERCIAL DEVELOPMENT OR Multi-residential development. For ever housing unit installed, you are adding 2-6 vehicle trips PER DAY. 100 units will add 200-600 vehicle trips EVERY DAY. Add commercial and that number goes up. Carlsbad has CRAPPY public transit. FIX THAT FIRST. Then build amenities that people can get to using that improved public transit. Developers only care about the return on their development. They never care about their impact on the surrounding areas.
I would see an unobstructed view of the ocean where I would go to relax with my family without distractions of retail and restaurants. Maybe have a beautiful sculpture that compliments and celebrates the ocean and Carlsbad.
Keep it just nature. No shops.
The same beautiful views.
Many steps and handicap ramps down to the beach. A smooth path to walk upon.
Keep the nature and local feel, avoid making it another beach town that attracts tourist. More walking trails and less car traffic.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

<p>A place that brings the community together and delights guests unlike any other coastal city in California. The natural beauty already there is easier to enjoy by more people. Well thought out amenities allow guests to prolong their stay with convenience. Those passing by in cars and bicycles alike intentionally plan stops here. Groups congregate for activities like yoga and skating.</p>
<p>Natural feel with parking, beach access, and bike path.</p>
<p>No shops, restaurants, specialty foods, or other commercial establishments. Unimpeded view of the ocean. Keep the pristine ocean view -- can never get this back if we allow commercial or residential buildings along the coast.</p>
<p>A walking path and a bike path with a few places to stop and get a drink or a bite to eat</p>
<p>ocean view without development unless it is a path. Ocean view from the road.</p>
<p>I don't want to see commercial development. Walking paths, simple beach access with a bathroom and outdoor shower.</p>
<p>Non commercial open space with coastal bluffs and beach protected from erosion. Keep it natural. Keep it wild.</p>
<p>Green with open space and paths.</p>
<p>A peaceful beautiful road with out businesses, and better landscaping to make nicer.</p>
<p>Unspoiled, uncrowded wide open space, available parking, and some restrooms. No dogs, no tables, no concessions, and no additional buildings. Keep the area natural and unspoiled. Don't build it out like Carlsbad's central coastline, Orange County, or LA.</p>
<p>Easy parking, less racks more sand.</p>
<p>Getting coffee and watching the sunset</p>
<p>Just like it was</p>
<p>Hopefully something we'll planned and organized</p>
<p>Lage area of coastal protected space, with trails, walking and bike paths, rest, picnic, and lookout areas. Lots of people able to use the are spontaneously (not needing reservations). Minimal services and commercial venues, if any.Commeracil area should be east of the new north-south parkway.</p>
<p>Beautiful scenic trails that allow access to bikers and pedestrians go up and down the coast. A center with restrooms, showers, and a couple of casual restaurants are being enjoyed by families. The mothers of these families look relieved that there is a place to grab food since they didn't pack enough snacks. Dad is excited there is a place to enjoy a beer that has live music during the weekends. There is a convenience store selling sunscreen and offering beach chairs, boogie boards, and skim board rentals. Surrounding the restaurants are fire pits and picnic tables. Plenty of parking is available for cars and e-bikes.</p>
<p>Is a Christine walk in our drive that is not enhanced by retail shops homeless is palmless parking lots</p>
<p>lots of parking and empty spaces for cycling without cars</p>
<p>A moonlight beach feel</p>
<p>Just like Harbor Fish to Tamarack</p>
<p>Less traffic less tourists better parking!</p>
<p>The feel of open space, wide areas but convenient place to sit and eat. To enjoy the beach without feeling like you're fighting outsiders or tourists. Walking and biking paths were people are safe to be.</p>
<p>There would now be mature trees and landscaping around a picnic area with tables and benches. There would be ample metered parking and pathways leading to the beach.</p>
<p>Open space, fewer cars, services,</p>

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A dedicated coastal greenbelt, free shuttles running along the greenbelt from offsite parking garages and the Coaster stations.
Like it to be in the natural state
I see California as it should be, enhanced and protected to save the natural coastline for the next generation
Dining with ocean view Bike riders, baby strollers Festive art exhibits
No businesses along that stretch
Lots of space with areas for those who want to relax and enjoy the quiet as well as spaces for those wanting to ride bikes and other motorized transport without disturbing people walking and picnicking
Beautiful park area with trails seating good picnic area bike trails lots of shade gardens dog park open space
It is much like it is now, no additional shops or concrete or other developments- it is natural and simple and undeveloped
Walking the trails and sitting spots and great succulent plants
Oceanfront space available to all that has Green space along with casual food/drink options that do not overtake area/views
The ocean, sunsets, trails or pathways, benches , no active noisy recreation like a playground or shops that block the views
Would love to see something that has remained lovely not a Coney Island. This is the last piece does it have to look and be like all the rest of the coastline. A cookie cutter?
I love small beach town feel; no food chains, no giant hotels/resorts. Small art shops, fine dining, cafes, specialty shops, yogurt, coffee, people outside enjoying sports, fun, water.
I have a pleasant drive along Carlsbad Blvd on a summer evening. I park, get ice cream, and take a pleasant walk in the area. I can see the stars because there are no blinding LED street lights like other parts of the City.
I like it the way it is now- I enjoy the views and the break from restaurants, hotels, stores between Leucadia and Carlsbad Village. I would be very disappointed to see it built up instead of preserving the natural coastline. Everywhere is being built up and "improved". People like open space without buildings everywhere. Just because it's open land doesn't mean it needs to be built on.
Flourishing coastal vegetation, bike, walk-in and running lanes. Bike and car charging stations. Park space for public use in the cliff.
Ocean vistas remain unobstructed; wide bike/skate/etc lanes; enforcement of noise restrictions; preservation of camping areas; easy access to hiking along the beach
Walkable area by the beach
Untouched coastline
Exactly how it is now. Natural, red clay
Sustainable design, clean and lush succulent landscapes, playground, art and murals
Open space
I can cycle all the way to San Diego
tons of space to hang out
Beautiful, grassy park
People enjoying walking and biking to to the beach. People enjoying sitting by the beach with some services available. Ample parking so more people can enjoy the beach.
I would like the camping to be gone. I also would not mind if it stays wild and un-developed.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Safe Walking and biking trails with plenty of parking. Bathroom facilities.
There would be protected pedestrian and biking areas, there would be paths/hiking trails easily accessible, there would be places to park, it would be a preserved natural space not more of the village.
Mostly parks & walking paths
It hasn't changed!!
Old town feel that is centered around family activities of walking, jogging, roller skating, rollerblading, skateboarding, biking - NOTHING ELECTRIC - just the basics.
Leave it alone the same
A beautiful natural park area with no man made structures other than possibly paths and benches. Great views of the ocean. Little traffic noise.
Less cars. More bicycles and walkers enjoying the coastline like in Encinitas by Swami's with the walking trail. Please keep most of it open space(natural).
I see a natural coastline, unspoiled, no shops, no hotels. I would enjoy a beautiful view from my car or bike of the ocean without any obstruction.
There is a promenade right near the coast that runs the length of the improved section, bisected by vegetation to allow separate areas for walking and biking. The promenade connects to the street access at the North and South ends, and also has offshoots connecting to a trail system around the west end of Batiquitos lagoon. The parking lot at the end of La Costa Avenue has remained and possibly even been extended so there is plenty of beach parking at the south end of the improved section, with access from La Costa Avenue. There is also parking at the North end for people wishing to access the beach. Within the center section of the 60 acres, there are park features such as picnic areas, and an amphitheatre for musical entertainment, and public art in the space, featuring local artists. The park is popular as a venue for celebrations and also for people walking, gathering for outdoor meetings, and quietly enjoying the scenery. There is a plant garden showcasing coastal native plants, with interactive planting spaces and educational & volunteer opportunities to help keep it maintained. The park is popular with school field trips due to its proximity to the beach and its art and educational features. There is an activity center that has some indoor classroom and meeting space to serve the southern part of the city, but most of the park is outdoor space. There is possibly a small concessions stand in the activity center. After 20 years, this is the only City park that does not have even one single pickleball court, and WE ARE ALL OKAY WITH THAT.
Just a bike psth
Open space free from concrete buildings that ruin our Coastline. Just bike paths and walking paths. We don't need any stores or restaurants. Leave Mother Nature alone. We have lost our sky in Carlsbad, I weep for our lost sky. This Southern Coastal Carlsbad is wide open sky with the magnificent Pacific Ocean adjacent. We can drive along the Coast and see the Ocean. We can walk on the beach.
Beach boardwalk with nearby parking east of 101. Green areas, picnic areas. Convenience stores and casual restaurants nearby.
People enjoying the natural beauty. It's a park like setting.
MISERY AND DEPRESSION
Better pedestrian ways, easier parking, a dog friendly beach. I would like to see a few specialty shops in small clusters but not so many that it feels like a tourist trap and that it completely obstructs the natural surroundings.
preserved open space
Similar to how it is. Not like Newport
A place to hang out or take a stroll. A nice community feel instead of just a road. Parks, paths, dining and shopping without overdoing it

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Nice dirt walking path on elevated area where current roadway is. Access to sand from path at numerous locations. Safe bike lanes, like the Strand at Dockweiler state beach near El Segundo. One area with showers/restrooms/family area like Moonlight. NO RESTAURANTS/BARS/RETAIL!!!!
Just like it is now. Don't overthink this.
Native plants, people enjoying the natural world, surfers and families enjoying the clean ocean No commercial/retail, clean, pollution free outdoor recreation
Keeps its natural beauty, relaxing, not fancy restaurants and also not chain or franchise places. Unique, casual beach oriented spots. Or parks that are beautiful and can be enjoyed for everybody.
Maybe one casual restaurant with great ocean views and a place to enjoy the ocean and great sunshine!
Left open for walking, hiking, picnicking
Biking along and stopping to eat at a restaurant with an amazing view; easy access to the beach; showers at the beach
Leave it how it is.
Retains its open and beautiful coastal feel with bike paths, and a few places to stop get a coffee sit at tables over looking ocean with parking and ADA parking to over look ocean
More interactive for the community, natural, native plants along a trail. Bike and walking trails like in Encinitas to Cardiff. Parking next to park area and Beach like in LaJolla. Taking the best of the coast and bringing it to Carlsbad!!!! Not touristy!!!!
I would like to see small houses, sidewalks to walk while enjoy the view and the sound of the ocean. I can bring my own blanket with the food that I bought couple block far inland from stores, restaurants, etc, that were leaving the nature at their best by itself.
Grass like Del Mar powerhouse park. Trees for shade. Quality affordable food
Open space. Please don't build a lot of restaurants, buildings, etc. Part of its charm is that it's undeveloped. If you do add things, add things for outdoor recreation, not buildings.
Lots of open green space. No development. If I want shops I can drive north into the village or pop up to Palomar. I would like to see easy access for e-bikes and easy drop off for something like uber. We need more dedicated green open space along the coast. That is the treasure...open space.
Walking trails, pickle ball courts, beach access easily, music venue.
Protected walking and bike paths. Active park areas directly along Beach for playground, Frisbee, volleyball, etc.
Art installments (both interactive and 'view only') and walking paths that blend with the beauty of the coastline. Ways for children to interact with art/games/playground that reflects the importance of preserving the coast.
The friendly environment ment that is currently there and traffic is free flowing. My concern is that with the prescribed suggestions that the city wants to implace would push all traffic to one side of Carlsbad blvd making even more congestion and thus possibly welcoming more complaints from the public, and possibly driving any businesses that might want to start in the area.
Parks and bike trails, open spaces and fun indoor/outdoor casual eateries, a place for Grown ups to have drinks, spaces for kids to play around while families eat dinner. Boutique shops that are a destination location for residents and visitors. A brewery or wine bar would be a fun place to watch the sunset or waves.
20 years from now I would love to see this area improved with easier access by driving, walking and goods and services with the least impacts to the environment preserving the natural resources.
I see a park with a path for bikes and pedestrians that runs alongside the beach.
Open area with no shops, restaurants, etc. Area has several walking trails and places to sit to see the beautiful ocean.
Open, natural, easy access to the beach, multiple ways to enjoy God creation and sunsets.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

<p>Mostly just land with paths, gathering spots, natural gardens, a small building where you could check out board games, lawn games, hula hoops, crochet... A gathering place that would draw people, several small places where you could sit and paint or write by the sea.</p>
<p>free auto parking, walking path, landscaped with palms, much like the Carlsbad wall</p>
<p>No more development along the coast. Ponto has already been taken over by the hotel. Please don't privatize the beach.</p>
<p>I can enjoy the sunset and sunrise without a bunch of cars interfering in the experience. Plenty of room for people and pets to walk and ride and sit and children to play.</p>
<p>kid-friendly beach with more parking (parking could be away from the beach and beach could be accessed by walking), playgrounds, firepits, campgrounds for locals.</p>
<p>Food and beverage options. Bicycle and e-bike free roadway.</p>
<p>If this area is developed, it will increase traffic and completely change the feel of this area. Our town is becoming overdeveloped and crowded. We are losing the coastal charm. Please do not develop this area and continue to give away our city to tourism, traffic, and crime.</p>
<p>A meandering, creative city park that is focused on contemplation and relaxation. Not one cluttered by shops and commerce.</p>
<p>I like to see more parks and shopping malls</p>
<p>A vibrant beach town similar to the village, with a park, beach access, walking/biking paths and retail/restaurants</p>
<p>natural landscape</p>
<p>Open green space for family activities and relaxing, trails, trees, a few small shops, and space for festivals.</p>
<p>Easy parking at osmcean level rest rooms and a place to have coffee</p>
<p>I'd see people of all ages running, walking, walking their dogs, and having a picnic on open land that is a beautiful grassy patch with a few trees and a perhaps a public restroom, with a beautiful staircase down the cliff to the beach. Nothing more.</p>
<p>Parks with benches, tables, volleyball courts, and toilet/shower facilities</p>
<p>Natural habitat. Uncluttered. Open and free of businesses. People just enjoying walking or biking enjoying the view.</p>
<p>Undeveloped, beautiful coastline</p>
<p>It looks the same</p>
<p>A clean safe area to enjoy Carlsbad and all that it has to offer</p>
<p>Pristine ocean access with little or no retail.</p>
<p>Easy parking, get out and go for a 1-2 mile walk (each way), being able to stop for a beer or an ice cream along the way. It would have to have some grassy areas and be open to people walking dogs, wheelchairs, bikes. Bikes would have to be separated from pedestrians.</p>
<p>Open space, park, dog and family friendly..</p>
<p>Designated trails thoughtfully incorporated into natural beautified landscaping to bike, walk, jog, with a dog beach take dogs, and outside casual restaurants to stop and enjoy outdoor coffee or meal with our dogs, and places to sit and watch ocean, dolphins, whales, seals, birds, and sunsets.</p>
<p>A multi sport park with MTB trails, a pump track, skate park, various food concessions to sell sandwiches, drinks, ice cream/frozen yogurt, benches all around for people to hang out, maybe even a small stage for local bands to play live music.</p>
<p>Protected and beautiful open space available for walking and biking, parking on east side, undeveloped, a rarity in over-populated So CAL. Please help protect it, make is useable but not commercial.</p>

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

It's the last little bit of true SoCal coastline, preserved the way nature made it, and available to anyone to experience. A priceless asset for the future generations. NOT developed.
Open space, no buildings, safe walking, kid biking path away from cars. Like palisades park in North Pacific beach- natural, cliffs, grass with sidewalk
Happy residents enjoying life in Carlsbad
Same uncluttered naturalness
I see that it looks just like it does today. There's nothing wrong with preserving what we have today. It's peaceful, beautiful and iconic. It doesn't need to change for the sake of developing and adding more construction. Keep it the way that it is.
A great place for people to congregate to enjoy the view and sunsets. A great place to walk, simple and not commercialized beyond some beach necessities. People will create their own experience with the ocean. Don't muck it up, please!
Can this area be kept in its natural state as much as possible? We are losing this coastline beauty to too much development. That's why I like Carlsbad, don't over develop.
No commercial development. Mostly like it is today, maybe a park.
Open view lines, not crowded. Would hate to see it crammed like Del Mar, Solana Beach, Encinitas, Old Carlsbad, LaJolla, etc.
Better access & a workaround from State Campground dominance of Lagoon, Beach and ocean access for watersport & fishing access
A reprieve from all the commercial interests. Nature, actually a lot like it is now only more parking or maybe shuttles from a distant parking garage. The ocean is the only wilderness North County coastal has. Please don't fill this lovely area with more buildings and pavement! I've lived here since 1962 and have children and grandchildren in Carlsbad and have seen many changes. I hope my grandchildren won't witness the end of one of the few open areas near the beach.
Many pedestrians walking along the coast or bicycling, a park with Pickleball and play areas for kids & picnic areas for families and light traffic due to increased development into condos, major businesses, etc.
It would be have a great meandering bike and walking paths with a mixture of native plants, grassy areas, fountains, benches and tables, and spots to check out the views. There might be small restaurants and shops but they would be far and few between with a lack of focus on cars. Similar to a balboa park, golden gate park or area that has parking on outskirts but might have buskers and activities for tourists and locals. Similar to a malecón.
Open views of the ocean; easy access to the beach for seniors and handicapped; clean restrooms; no commercial establishments; nature at it's best
A lush area that is filled with plants and green areas/trees. Seating for people and areas to sit on grass and picnic. Nice walkways.
A beautiful coastal area not jammed full of commercial business
Boardwalk where you can skate/rollerblade/etc, coffee & ice cream shops
Nature, beaches, trails and open space. That's it. No more shopping malls!
Open, landscaped, pathways, views of ocean
Classy but still open and natural. Just like powerhouse park in Del Mar, which would be a perfect addition to Carlsbad
complete streets to accommodate the walkers, dogs, bikes, beach goers
the joy and experience of WHY I CHOSE CARLSBAD to live in from 3,000 miles AWAY, 7 years ago!
people enjoying time with loved ones and nature. physical exercise

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

The road has eroded into the ocean. The lack of traffic and noise pollution has brought back sea birds. The unstableness of the cliffs has detracted from the amount of visitors and the tide pools have life again.
A big park with play grounds, picnic tables, a casual place to get food.
Some part of the area preserved to be natural.
I see a peaceful coastline with lots of open space. Definitely no huge buildings to block the skyline.
Open space, park-like setting, hiking trails
I see a vibrant area during the day and night with people walking on promenades eating and socializing with an amazing view. Think of Europe!
A separated 2-way bike lane, people walking along public park land, and a more narrow road with mostly local traffic
people, hiking paths, nature, green areas, picnic tables
As much open space as possible, with walking trails
Vast open spaces with walking trails, minimal concrete, and unobstructed ocean views. This is an amazing opportunity to reclaim/secure some coastal open space.
I see a preserved, coastal area that hasn't been over developed by most of the other areas nearby (Oceanside, Encinitas, La Jolla) I see a beautiful, open park area where people are safe to walk and access the beach without being run over by a car or electric bike.
Honestly, I would leave it as is. It is a uniquely quiet and local beach. I hope in 20 years I can park along the sand as you can today.
Beachside mountain bike park
Easy parking and walk to the beach
Sports and cultural activities
pedestrian and bike friendly coastline, undeveloped
The perfect unadulterated piece of the beach area in North County
I would like to see mountain bike trails/ a mountain bike park near it
The same as today. Do not change.
not overcrowded, still has a small town beach feel.
Create boardwalk and dog parks along coast. Eliminate north end of the camping area so that nearby residents and visitors can utilize beach area currently in the campground.
I like how it is now. I don't want any changes.
Beauty but I don't want this to add more traffic.
It would stay much the same. It would not be built up.
I see an area with slower traffic and more ability for people to enjoy recreating safely, without decreasing access to the area for those who don't live walking or biking distance away.
a nice green belt with areas to relax on the grass, exercise, a path for walking. Maybe somewhere to grab a cup of tea and sit to enjoy the view.
Families enjoying the outdoor spaces. Public transit options so people don't have to drive to get to the beach so no huge parking lots needed. A dog park or multiple dog parks. Park space for picnics and kids play areas.
I would be able to walk or ride on the only undeveloped coastline in southern California and Carlsbad could be known for its paths and trails at the beach and lagoons

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Ocean vistas, parks/benches, NO RETAIL, walkers, bicyclists...
Open area with no development
No buildings, improved natural habitat
I see our Carlsbad neighbors out for daily walks along our 7 miles of beachfront.
An open space concept that allow foot, bike and auto traffic to come and enjoy spending the day here to hang out. No retail or restaurants are needed. It should be nature driven not commercial profit driven.
If I saw that the environment was preserved, the ocean and lagoon were clean, and wildlife flourished, I would be shocked and impressed that the leaders of Carlsbad had the forethought to consider future generations.
The ocean without that hideous fence blocking my view.
no highrises, hotels, or condos. No retail. Park-like area to enjoy nature. "The Village" is looking like Long B.-- high buildings, tear downs, high rents-no cute shops& interesting stores that visitors & residents enjoy.What happened? Giving into developers? Progress? Expensive restaurants? Condos? Parking problem. Sad.
Open spaces, great parking, one lane 25 mph (no commuter traffic), sand replenishment annually (perhaps Jetties to control erosion), nice Mexican restaurant.
Addition of a sidewalk to connect all of Carlsbad. Sea walls on Ponto Beach to reduce blowing sand
Open space. Uninhibited view of ocean and beach. No cars.
AS a world traveler... Untouched with minimal impact of humans and developers. Beautiful Coastline with open views of sky, ocean, and beach. Not crowded. Quaint costal town..
This is a dishonest survey and delusional - it's your responsibility to inform the citizens that the coast as you see it now won't be here in 20 years.
I would like to see the improvements still in place and enjoyed by future generations.
A friendly, useable are not just for tourist but our Residents to enjoy without the becoming Big City glitz and losing the warm beach like atmosphere we now have. Not a huge commercial site.
A walk up food stand, a place to get coffee or other drink, benches, grassy area, restroom facilities, playground.
Still having natural open space, an area reserved and off limits to development. Keeping one part of Carlsbad, carlsbad.
Accessible parking on the east side with pedestrian and bike access to to the bluff side with walking/biking paths and stair or ramp access to the beach.
I would like to see an area that is enjoyed by all ages with access to the beach and food.
What we have right now
Unchanged. Less buildings and commercial development. Catering to locals not tourists.
Dog parks and pickleball courts
full of native plants, walking trails, benches. A protected area that can be appreciated by all.
I see a coastline without a lot of traffic and tourists. I see a coastline that is walkable and accessible. I see a Carlsbad without a city staff that send out biased surveys like this one.
Nothings changed except for more natural plants and a few benches. No retail whatsoever. No gas stations, food or retail shops
I would be able to park my car, buy an ice cream or coffee, sit and enjoy the sound of the waves, kids enjoying the water activities, sunsets. I could stroll, safely, with my dog.
more walkability and bicycle access
Very safe bike walk lane where no cars could hit people.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

As it is now, or with a safe, protected pathway for cyclists and pedestrians stretching through the entire Carlsbad coastline - similar to Manhattan Beach, Pacific Beach, or Santa Monica. Please don't add any commercial spots along this beautiful stretch of coastline.
I would like to somehow keep the natural beauty of the area. Small improvements that allow people to walk, bike along the coast line safely and enjoy the beauty and maybe get a coffee, small treat etc.. along the way and NOT be cluttered with too many other restaurants or retail stores. Just enjoy the beauty of the land and ocean view.
It would not be "improved", but stayed natural and wild.
I see much better parking, maybe even a structure and extra wide bike lanes to promote safety and careless commuting
Not much different from now. When I moved here the CC swore nothing would be over two stories. HA. Enough. Go East. Redo downtown but leave the coast open
I'd see open space between Solamar Park and the ocean. Traffic would be routed on to Via Encina.
It would look just like the promenade in the Village along PCH/101 does now with worn out grass along the edges and tons of people walking either direction.
An amalgam of mindfulness/respect for the ocean and landscape with amenities like pedestrian only areas, shops and eateries. A big thing now as in the future, ways to inform the local and tourist beachgoers on how to protect and maintain our environment clean and free of pollution.
An area to park and walk along that's safe.
you can not improve it you can only ruin it
Open space along the coast line and perhaps a park.
Room for walking/running/biking with fun local eateries/cocktails along the way -/NO chains
Bike lanes completely separate from traffic. Wide open land for walking. Pocket parks to sit and enjoy the view. Not a lot of cement. Love to see natural scenery and terrain.
I would see ocean... nothing else. Just an open space for the community to enjoy the ocean breezes. No BUILDINGS or VENDORS anywhere to mar the beauty
peacefulness, quiet, no cars, just bikes (quiet electric ones ok)
No cars, decomposed walking trails mingling around cafes/restaurants that take in the view. Separate bike trails. Accessible parking close by.
Not over run with speeding electric bikes.
As I walk along the path, it dips down onto the beach and then up along the bluff. There is a comfortable park bench for me to sit down and relax. I see dolphins in the water just off the shore line, I don't hear loud cars, prop planes, or motorcycles, just the sound of the waves crashing on the shore and the sound of seagulls encouraging their peers on. It is peaceful, calm, and nourishing.
Something similar to Moonlight Beach with a walking trail and green space for picnics
great ocean views, natural environment, good paths to walk, run and bike
People enjoying easy access to the beach via walking and biking
Open space, better access to the beach, more views of the beach, fewer cars, safe and separated bike lanes and sidewalks. No new development.
Less density, NO shops.... keep it like it is!
An open park with a music venue that can be both indoor/outdoor (here's an example with the Ovation venue in Cincinnati https://www.ckcps.com/projects/184104 also an extreme sport park with a huge zipline, climbing wall, bmx track, skateboard park, surfing wave park (for people to learn before they try our real waves), walking

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

trails for those who want to stroll and a few places to get some casual food or drink, but not a major shopping area.
wonderful place to use and visit
A SAFE, FREE area for Carlsbad families, dogs (on leash), to gather.
pristine coastline with no cars, no campgrounds, no traffic lights ... mass-amounts of public parking along the railroad tracks with retail/restaurant/convenience options along with easy access (walking, biking, e-shuttles,etc) to large open spaces/parks w/ bluffs, hiking/biking trails, dog park/beach
A beautiful, natural vegetation vista, with walking and biking trails, and a place to gather with friends for food and drinks.
Would like to see it much as it is today. This area of Carlsbad Blvd is unique.
A peaceful stretch of coastline to spend the day for learning and discovery with destination with minimal services low key consolidated. Enjoying a concert with views of the water?
Nothing that is higher than 3 stories, buildings that have been tastefully designed to blend in with the environment.
As amazing as Carlsbad is, I think it is still a little too "industrial". I would love to have more opportunity to embrace the coastline. I could picture 20 years from now just having more opportunity to sip coffee from a local coffee shop sitting in some big squishy chairs watching the surfers below. I feel like currently, whenever we have guests visiting us and we want to go to a "fancy" restaurant with an ocean view, we have to drive south to Encinitas. It would be great to have more opportunities up here in Carlsbad.
Wide winding walking paths, unobstructed views, parking, safe bike riding path for families!
Large bike and walking lanes. Car and bicycle charging stations. Improved and increased bathroom and beach shower facilities. Day use coffee and lunch options.
I am walking with my family and dogs and viewing the sunset without any obstructions (ie. large buildings etc). We get some coffees and find a table for a picnic dinner. The grandkids play on a playground
The City of Carlsbad could work with the State of California to clean up and maintain those portions that the state owns. There is an old road near South Carlsbad State Beach that is abandoned and weeds and shrubs are overgrown.
Long/wide walking, biking, skateboarding path. Large section for off leash dogs along the beach. Not much else, a large, natural area of coastline is better then a bunch of retail and dining.
A friendly place where people are gathering, or just enjoying the fresh air and views
Still natural
Not a lot of asphalt. Not as bustling as Carlsbad village. Quieter. You feel safe to walk dogs and kids because the traffic is light/slow. Well kept Nature trail. A few stores on the most inland part (coffee shop).
It's still small and intimate with the views and coastline not being compromised. Natural bluffs have been preserved.
I would see kids on skateboards laughing while rolling around on skateboards. Others would be riding mountain bikes on trails specifically built for that purpose. Groups of cyclists and walkers would be enjoying the area in their own lanes. People would be walking to and from the beach with surfboards and there would be no cars anywhere!
It's exactly the way it is now. Preserved and protected
More open views of the ocean; more and better interesting, casual dining options
I would feel like I'm in a slice of a national seashore, with the smells of the ocean, not fried food, and watching and listening to the wildlife, instead of watching a restaurant worker smoking a cigarette during his/her breaks out back.
It would look the same. A quiet, undeveloped short stretch of along the coast.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

<p>Preserved coastline with plenty of consideration of natural habitat (restoration of it where needed). Consideration to do everything in our power to have climate friendly options and consideration for the environment. Less cars, more people-powered movement. Places to ride bikes, walk, run, and enjoy the sunset/beach that don't require tons of money (because you're staying in an expensive resort room). Access to these things for all residents/visitors.</p>
<p>It looks exactly as it does now</p>
<p>Little to no change. No building that obstructs views and creates more traffic congestion. No obstruction/slowing that makes it unfeasible for me to occasionally take this scenic route.</p>
<p>More opportunity for walking along the coast without crowds and more places to have food/ drinks with an ocean view.</p>
<p>I like it just the way it is now.</p>
<p>Park like setting with paved walkways designated for pedestrians & cyclists. Green grass spaces with shade trees. Public restrooms and parking. No retail buildings to obscure the views. Much like Chicago's shoreline along Lake Michigan.</p>
<p>No shops!!!! People playing, walking, relaxing, enjoying the sunset and the outdoors. Free of congestion due to cars and 'hot spot restaurants'. Let moonlight be moonlight and let north Carlsbad be north Carlsbad where you can go and get those things listed in the previous inquiry. Thank you!!!</p>
<p>Open space dominated by native habitat and free of buildings. The campground moved east away from bluffs for retreat from sea level rise</p>
<p>Better paths for running and biking.</p>
<p>Sorry, but I'll be dead</p>
<p>Easy parking, improved ADA access to the beach. Erosion issues addresses creatively before catastrophic problems arise. Safe access for runners, walkers, bikers and folks wanting to cross the boulevard.</p>
<p>Lots of opportunities for people of all ages and backgrounds to enjoy the outside with places to sit, gather, dine, shop, and take in the amazing views we are so fortunate to have in Carlsbad.</p>
<p>Slower car speeds, better bike lanes, roundabouts, and a separated class 1 bike and ped. Pathway.</p>
<p>To be sandy beaches with more efficient parking and easy access to beaches.</p>
<p>hopefully it would look jut the way it does now!!</p>
<p>People strolling along, eating on picnic tables, reading books, visiting</p>
<p>Beautiful protected open space with wonderful walking paths, views of the ocean and sunsets and easier access to the beach and surf at a few points. Friends and families, locals, my neighbors from TerraMar enjoying a natural landscape by the Pacific Ocean. And visitors saying how special this place is as they walk by taking it all in slowly, enjoying life without commercialization.</p>
<p>Families enjoying themselves walking, sitting, playing games, having a picnic. People of all ages walking, running and cycling. This stretch is one of the few places to do this without big hills. As the population ages, I expect to see more older people doing active things.</p>
<p>Plenty of parking, places to get food and drinks, wide sidewalks, separate lanes for joggers and cyclists.</p>
<p>Sadness. Another built up coast. I will still think of the "wood not for sale" and how we used to be a village.</p>
<p>I would be heartbroken if you turned the Coast into Pacific Beach or Newport Beach. I would be overjoyed if it stayed in its natural state</p>
<p>A park at Ponto, easier parking, better landscaping in the mediums</p>
<p>Hopefully, not a huge beach resort there.</p>
<p>No shops or stores. Only parks and paved walking paths along the shore.</p>

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

A coastline/ hwy that remains unblemished by development with clear sightlines to the water.
Ability to enjoy the beach, grabs bit of good food/snacks. Bring my kids and dog to play in a park like setting with ocean views
An artificial reef offshore with people surfing perfect waves and diving in a newly created underwater ecosystem.
A safe place where you can enjoy the beautiful Carlsbad coast. Families walking, enjoying a casual bike ride. Friends catching up enjoying a glass of wine or beer. Romantic dinner enjoying the beautiful sunset and if lucky see the green flash. During the summer, concerts in the park next to the ocean. NO SHOPS. The space is all about nature, being outside, promote social enjoyment outside with a beautiful view.
Better mobility for non-vehicular traffic and more areas for people to access the beach and passive use.
I see families walking with their kids and strollers; I see people alone or in small groups taking in the awesome view as they take leisurely walks. I DON'T see rubbish or trash or litter. I see people enjoying the beauty of Carlsbad without groups of people lining up or waiting to get into commercial establishments.
Looks like it does today. No buildings to block views. Slow traffic to enjoy scenery. Occasional benches, restrooms, parking with easy beach access.
N/a
open space with large bike lanes and walking pathes
Open area with public access and limited amenities. Landscaping with native plants. Expansive coastal views and multiple viewpoints. Public parking.
An alternate regional route for car traffic with access to and parking for beaches
Maybe something similar to walking in downtown encinitas, with lots of local restaurants and shops, but still close to the beach and other local sights
Low traffic, open park space, wide accessible beaches
All of what I previously mentioned plus intelligently placed roundabouts
Beautiful coast being enjoyed by residents and visitors with convenient parking facilitated by a shuttle Places to eat in or to take out, maybe a food truck area with tables conveniently placed
I am 84. Twenty years from now, I would like to look down (or up) and see a park-like setting with lots of seating for just watching the surf roll in, a few shops every half mile, walking paths, a dog beach.
A lovely, preserved, cherished small town Village city with more developed spaces away from the Coast. Wonderful schools and parks, a business sector, but lots of open space left with bike paths. It still feels small and authentic.
Families having fun! Couples having fun! Kids playing! Restaurants thriving! A fun vacation spot for Southern California!
Focus is on walkers, bikers, beach goers, promoters healthy living
A peaceful, clean pathway with easy access to the beach for people of all abilities
An iconic street where people come accessible mostly by bike or foot. Chill places to eat and drink. Family focused with playgrounds. Safe without crime or homeless. I imagine a boardwalk like pacific beach but more relaxed.
Beautiful well cared for space of beach and native plants with a wide and inviting natural dirt path for walking or running near the clean oceanic air. A separate bike path with equally restorative natural surroundings
Open space, not too built up, but quality food option with a couple of cute shops, biking area and some easy parking
still have lots of open space and campgrounds. Not a recreation of encinitas and leucadia which I need to avoid due to congestion.
A beautiful walkway with many vistas of the ocean. Plenty of places to access the beach. A few local establishments overlooking the ocean to have a casual meal or a glass of wine.

Let's say you were visiting this part of Carlsbad's coastline 20 years from now, and it's been improved just how you like it. Describe what you see and experience:

Separate walking and bike paths with ocean views. Parking available. Picnic areas. Built in a way to accommodate lots of people, but not seem crowded.
No cars. If you bring in shops, you have to bring in cars. Don't do it please.
Food and dining areas. Beach equipment rentals. Surf.shops.
Lots of people enjoying the ocean, with sufficient parking, with places to eat casually and formally and maybe an overlook with benches.
Feels far removed from coast highway. Walking path, beautiful landscaping, a few small concession stands (coffee, donuts). Unobstructed views
Separated pedestrian and bike trails along the coastline with interspersed retail and culinary experiences. Smart and safe parking and road design to limit congestion.
Lots of pedestrians and human-powered vehicles traversing the length of the coastline in a safe fashion.
A few well designed restaurants that use the beach view, a beautiful park for picnics and sports areas using the sand and hard court surfaces. Like Laguna Beach.
More cheap food and expensive coffee. Also better paths for walking or running. If rather have more open space than commercial space. Keep Leucadia in Leucadia.
The ability to drive slowly southbound or park anywhere along the journey and see some of the last vistas of undeveloped San Diego County Pacific Ocean beauty.
A large open park area with natural shade and access to both the sandy beach and the surrounding terrain. Public transportation is used to access this space and so there are no large parking lots or streets lined with vehicles. The only structures are a playground for children and a handful of restrooms/changing rooms.
Unobstructed views of the ocean and lots of beach access, separate walking and biking paths, benches and picnic tables to enjoy nature and the view, places to grab a coffee or ice cream, if anything like a brewery or winery go in have it casual, open and airy with lots of outdoor space and that doesn't obstruct access to the ocean or walking and bike paths
Open space and views abound to the west and east. I see nature - native plants, walking trails, parks for families. I don't see high-density housing, or more retail. I know that's all a half mile East and I am happy Carlsbad is keeping the coast beautiful and free from commercial development. It's low key and special.
A beautiful view where there's open areas for watching the ocean and sunsets as well as some nice eateries. Parking and strolling area
minimal vendors/ restaurants/ bars or breweries. One or two would be ok, but it would be a shame to see all the open space too overdeveloped like everywhere else.
The only thing I hope for is that cyclists are protected from car traffic by a barrier or median. Otherwise, please don't develop it! I love that that area is open and natural and undeveloped. It would be so sad to develop such a beautiful open landscape and ruin the beauty and peacefulness of that coastline.
Safely ride my bike to an architectural gem of an indoor/outdoor cultural arts center (art and performance). Dine at a unique place to eat with a view. Have coffee around a fire pit. Walk through a sculpture park with people painting throughout the park. Unique and different - please think outside the box.
Less traffic and more connection to nature
Beautiful tree lined area with nice landscaping and places, to sit, lie and play in a park
similar to downtown Carlsbad from the old power plant to Pine St
Just like it is.
No cars and a nice walking / play area
Green space with lots of parks and places for people to walk around and enjoy natural beauty. I'd really hate to see that coastline turn into commercial/retail space.

What ZIP code do you call home?

In which category is your age?

Strategic Plan Workshop Coastal Breakout Room Notes

City Council 5-Year Strategic Plan Feb. 1, 2022, Workshop Notes

Breakout room name: Carlsbad's coastline (Group 1)
Number of participants total: ~25

What would you like the City Council to consider when it comes to Carlsbad's coastline?

- Protection of the bluffs and what we have left. The beach is narrow, low tide gives us beach, but if we need to shore that up, hope the coast can be protected from boulders, or like Terramar to protect the erosion.
- Erosion - protect it. Keep it as natural as possible.
- Don't want to pave paradise and put up a parking lot
- Don't want to see a big parking lot
- Erosion is a threat to coastline
- Concern – if merging, overlook this area, two to four lanes? Big concern because we already have a lot of traffic noise. Resident of Solamar.
- Traffic noise is a concern
- Open space would be similar to Terramar Bluffs - warm water bluffs
- Minimal concrete
- What has the city committed to for the grant? What do we need to do take advantage of that money? Tied to commitments?
- No parking lot
- No development
- Concern - preserve the natural beauty – includes visuals and what we hear.
- Live in Solamar- walk along oceanfront and no sidewalk. Close to southbound traffic lanes.
- All traffic disturbs enjoyment of walkway
- Reduce traffic
- Could have 4 lanes, thinks of Leucadia Boulevard. Naturally encourages people to slow traffic with curbs and turns in the road.
- Access – community access. Many access points from Cannon to Campland, if you have 4 solid lanes of traffic that will prevent people from enjoying coastline.
- Nice access points
- Near Kelly Elementary – what I love is the beauty. Can't stop at the beach but enjoy it regularly by driving past it. No obstructions like in Encinitas with all the buildings along the coastline.
- No buildings, no development, no restaurant to obstruct the view.
- Already have the Village – don't have need to develop another area
- Make it a park, with benches like La Jolla with pavilion picnic areas along the cliffs
- Smooth paths for rollerblading and biking

- Keep it a park and no buildings obstructing the view
- This is why I love Carlsbad - these meetings. Thanks for putting this on.
- Never go down to two lanes. Slow down traffic but going down from four to two lanes, we'll learn a hard way.
- Not much traffic now, but once things pick up again, rude awakening for 101 if it goes down to two lanes.
- Before the I-5 was built, the 101 was so congested.
- Widening the I-5 freeway, but going down one lane on Carlsbad Boulevard will bottleneck on a Friday or Saturday.
- Keep it beautiful, slow it down, but don't go down to two lanes
- Concern – live at Poinsettia, is the development. We love coastlines. This is the beauty-access to beaches for free.
- Active physically – run through the coastline and want to still have the access.
- Problematic areas- cycling, running, cars. Would love to see we represent our city values to provide safety for all who enjoy in whatever way we travel.
- Median through - crossing safely from one side to another
- Main importance – no over development. No more restaurants or hotels to block that.
- More green space and access, less parking spaces
- Keep it an open and natural space so we can all enjoy what Carlsbad offers
- Other north cities don't offer this. Del Mar, La Jolla- all buildings.
- Embrace open natural beauty for all residents in the city
- Concern with the bluffs, not much beach. What happens with erosion then whole park thing is gone.
- It'll be more like walkway, not like a park.
- Walkways and patches of grass along the walkway – spent so much money and then it's gone from erosion.
- Not happy with going down to two lanes on 101 – nightmare.
- Not have any shopping centers. No hotel, Starbucks, buildings to block view
- Great to drive on coast highway to see ocean. Get out to walk.
- Don't want to get out around buildings
- Taking away beauty of Carlsbad if you have to go around buildings
- One lane on each side not good either – bottleneck.
- Parking lot creates exhaust for people there
- We're a destination. Between the Village and channelers, the Hilton, Cape Rey and 60 acre piece, there's no commerce. No interest to Vigilucci's. Dated. Have to go all the way down to Chandler's to go to a restaurant. Could be cool to get a couple of restaurants and more revenue options.
- More things to do for us locals
- We're known for R&R- restaurants and dining cool to give thought or opportunity
- Oceanside to San Diego coastline – so little coastal drive. We're the fortunate benefactors to still have that. That's what separates us from Santa Monicas, Del Reys of the world.

- No development, no linear park, we don't need it.
- Enough time hard to get cars through that strip of traffic
- Need to manage traffic on that strip and leave it alone
- Shouldn't be developing that property – that's it.
- Don't want to see any shops along coastline – it's such a unique part of Carlsbad. go inland
- Our natural beauty of coast is irreplaceable
- Not for moving highway
- Look at Ponto Park instead of linear park
- Should stay the way it is
- Concern – the beach. The sand that has evaporated. Is that part of plan to revive beach along this southern stretch?
- Concern – bike suicide lanes. Any plans should have bike safety considered to make lanes not a hazard to the bikers, let alone drivers.
- Won't ride a bike along this street not, it's suicide.
- Solamar- let's keep what we have with open views of ocean and bluffs.
- Fix bluffs and access to the beach – steps down to the beach whether it's at Solamar drive or paths that have been created.
- Can't believe were talking about moving 101 to the left.
- Save our money, because if climate change is real, have to save that money. Rename it the 101. If you drive down 101, see turnarounds. Epic. Old school epic- walk down to the beach and hang out. Can't do this anywhere else, been here since the 80s. Park at Ponto along the sand.
- How to make that U-Turn doable at La Costa. Fix the light.
- Destroying view of 101, cannot get that elsewhere. Greatest thing to do with daughter who can't get to the beach, is parking and seeing view of ocean.
- If too loud, reduce lanes in some areas.
- Don't waste money to put restaurant and buildings up after moving lanes.
- Historic 101. Don't need to knock down.
- If concerned about climate change, move asphalt – whole beach to use
- Don't understand need to move road.
- Erosion
- Have to help save what we have left.
- There's this town of Cambria – wooden deck that's pretty. Raise the platforms so people don't climb down the cliffs. Pretty ways to give walking areas. Bridge over traveled waters.
- Bridge if there's erosion instead of moving it.
- Considering giving space to State Parks? For more camping areas and recreation. Day use lot? Enable access across.
- Any estimates to protect the bluffs from further erosion?
- Wouldn't money factor into what you can and cannot do?

What are some of the key issues or challenges the city should focus on?

- Addition to making this a park space, linear park space, make sure we're being careful. Not too much access for additional homeless in this area and cause safety concerns.
- In other towns where you get close access to the beach, there's a park specifically there, it's harder to manage homelessness there.
- As things can and may get worse in years to come, make sure we are prepared to not make it more challenging. Will attract more homeless with a park.
 - Mission beach, Venice, Santa Monica – concerns for homeless at beaches.

Five years from now, how will you know this has been successful?

What will be different?

- Safety for pedestrians and bikers

Carlsbad's Coastline

What do you enjoy most about the coast today?

- Open space.
- Don't overbuild
- Nature
- Don't want to see over development
- Make it even better - not reducing traffic lanes
- Focus on Ponto Park – not shoving linear park when it's there. We know what we want.
- Preserved – any expenditure is through government grant? Not coming from taxpayers.
- Paid for by federal government
- Radio control airspace flyer- fly in dead center – Dave's Beach – little beach – fly radio controlled planes that are gliders, no noise – peaceful – entertaining
 - That has a long history in Carlsbad since 1940s
 - Hate to see that go away like other flying sites that have gone away
- Stand out as close as possible along coast to fly planes
- Ok with improving Carlsbad Boulevard, but this site maintained by a park, or a sponsored glider park. Strip of this park radio control activity. Glider only (no powered with sound)
- Retail down below with condos are a NO.
- Love to see changes but want to keep it Carlsbad.
- Keep 101 as it is. Want Ponto Park. Needs to be a real 6-8-10 acre park,
- Sit down on the grass, picnic blanket and don't have to be right by the cars whizzing by
- Southwest Carlsbad deserves a park. Prefer quiet, peaceful.
- Don't want hotels, restaurants.
- Up 101 – there's the ocean. Felt like driving by, actually going to the beach. Don't cover it up or make it harder to get to.

- No actual access to the beach from the car, from turnaround to Ponto. Great to have a lot to park, or easy way to get family down to the beach like a walk, so you can get down to campground beaches. Like San Elijo campgrounds and beaches.
- What I enjoy most – biking. Trips from Orange County to San Diego – first time done ride on bike and when I got to Carlsbad and Terramar, like wow, this is beauty. Favorite part of the entire road.
- I drive 101 as much as I can to avoid the 1-5 or El Camino. Make it a point to drive the coast to see the ocean without getting out of the car, not always get out or bike.
- Live by the coast – drive by.
- Drive up and down the 101 – my wife and I did that almost every day during COVID. It was an outlet that was priceless. That’s the key - maintain that visibility of the beach and ocean.
- Improve the access to the beach. Make the beach a beach. It’s a challenge, but part of the cost to reinvigorate the beach to enjoy it once we get down there.
- Radio controlled gliders present at that location
- I like the highway how it is – two lanes in each direction. The city should concentrate on reinforcing the cliffs to make sure erosion stops, keep natural beauty. There is nothing else like it.
- That drive is so beautiful- even for people, I can do nothing but drive. Love that drive. Nice to be able to do that and see coastline. Don’t change.
- Nothing – whole idea of pristine view.
- No development – no services. Leave it as is.
- Open space.
- Keep the Village the Village. Don’t develop.
- If you’re going to develop the coast, make it nice. Not four-story buildings – hideous.
- Open space – nothing to distract.

City Council 5-Year Strategic Plan Feb. 1, 2022, Workshop Notes

Breakout room name: Carlsbad Coastline (Group 2)
Number of participants total: ~25

What would you like the City Council to consider when it comes to the Carlsbad's Coastline?

- This section of the city's coastline provides the most opportunity to do something very special.
- The city has been studying this area for too long, need more beach parking, more beach access, an Oceanview restaurant and coffee shops, better separated bike trails, more facilities along the beach like restrooms
- Preserve environmentally sensitive habitat areas along wetlands, lagoons, etc.
- Love the coast and enjoy walking there
- Need dog friendly walking paths and dog friendly beaches
- The existing coastline is gorgeous but is in need of updating and better facilities for recreational users
- Sidewalks need fixing by Solara and fences are not attractive
- Would prefer to maintain natural vegetation as much as possible, balance with whatever the proposed development may be.
- Excited about the opportunity for commerce – besides the Village there are no other areas with waterfront dining, and shopping.
- Existing restaurants are dated so it would be very refreshing to have new fine dining restaurants here.
- Need to preserve open space, provide parks with ocean vistas/views
- Preserving the open space would create a unique destination as the majority of the SoCal coastline is completely developed.
- Loves the idea of bike lanes, used to ride a lot but doesn't feel comfortable biking near high speed roadways like Carlsbad Blvd. Wants separated bike lanes or bike trails.
- Need a dog friendly beach
- Open stretch of coastline is a unique resource and needs to be preserved. If developed it would ruin the future of the coastline and the most beautiful location in the city.
- The coastline as it is a jewel. Loves the sense of tranquility that the current open spaces provides. It's a delicate coastline. If we are truly concerned about sea level rise why would we want to develop it?
- Agrees that this stretch of coastline needs to be preserved
- Coming from Huntington Beach which is very overdeveloped and afraid South Carlsbad Blvd will become developed.
- Would prefer any development to be placed on the east side of Carlsbad Blvd to maintain an unobstructed view of the coastline.

- E-bike user that doesn't feel safe biking on Carlsbad Blvd. Recommends a bike trail that they can enjoy and feel safe riding at lower speeds.
- Would like the council to consider the impacts of sea level rise before making any plans
- Recommends we look at the results of the adaptation study by Scripps. Should look at the 2050 Horizon year for sea level rise estimates. Wants full disclosure of the cost and potential impacts due to sea level rise.
- Concerned with additional traffic congestion and vehicle emissions which may be created by new development and congestion from bringing Carlsbad Blvd. down to a single lane
- Lived here 30 years. Hilton to Island Way is the jewel in the crown of the coastline. The water is breathtaking. Please do not put any development here, must preserve the open space the way it is. It's the only open coastline left in Carlsbad.
- Love's to hear everyone's excitement about open space. Agree that open space must be maintained.
- Southwest Carlsbad is the jewel of the city. Everything should be done to preserve this space.
- Concerned about development being proposed here such as the Ponto hotel. This will impact coastal access, views, and bring more traffic.
- Want a linear park along the coastline and it's vital to preserve the open space.
- Agreed that the open space must be maintained.
- Consider sea level rise in any proposal
- If new development is proposed, this will impact traffic significantly.
- Agreement that open space should be maintained. Leave the coastline alone. Our coastline is a precious resource that should be maintained but it should not be developed.
- Disappointed with the development going on in the Village, does not want this level of density at S. Carlsbad Blvd.
- Does not want Carlsbad to become a Huntington Beach which is overdeveloped and congested.
- Surprised that the survey includes an option for development of new businesses or hotels at all. Why are these uses even needed? The open space should be maintained and not developed.
- Want a place to ride a bicycle that is safe, to take in nature and recuperate and enjoy the open spaces along the coastline.

What are some of the key issues or challenges the city should focus on?

- Does the land include the campsite? A: No the project area only includes the city right-of-way or city owned parcels, area west of the fence at the campgrounds.
- Issues are that the area needs to be left open and sidewalks/walking areas need to be repaired and maintained better
- Development is an issue. There are plenty of other areas in the city where people can go to find good businesses, i.e. Village, inland areas, etc... The coastline should be preserved and kept natural for recreational purposes only.
- In agreement with everything everyone is saying about preservation

- Hwy 101 acts as a parallel / alternative route to I-5. Concerned with narrowing Carlsbad Blvd. to single lane each direction when I-5 is congested. It's a beautiful scenic drive.
- Parking is an issue. Parking spillover into residential neighborhoods along the coast is a concern.
- Biggest issue is adhering to the general plan, maintaining the right balance of open space is key
- Need safer bike and walking trails
- Need better connections to the Lagoon trails and surrounding recreational uses
- Keeping the open space is necessary
- Better bicycle and pedestrian access may address the parking problem
- Lack of adequate facilities such as bathrooms, showers, etc.
- Want it to be a linear park, travel way for people walking, biking, etc.
- Interested in the area being left as open space. No shopping, businesses, small concession stand for food.
- Parking should be on the furthest east side, this would preserve views
- Not adequate beach access for surfers, swimmers, beach goers. Need ADA compliant ramps, stairs to the beach.
- Unanimous- no businesses along the coastline, preserve the open space. Sufficient amount in the Village and other areas
- Need more seating, eating/picnic areas, space for recreation.
- Development would threaten this valuable and rare resource.
- Want dogs on the beach and trails. Currently no good areas for dogs to enjoy the coastline in Carlsbad.
- Dogs are less impactful than humans in terms of trash being left on the beach, traffic, etc..
- Homeless population may impact the beach, don't have a solution but homeless should be addressed as part of any proposal for the coastline area.
- Seems like development is approved too quickly. Aesthetics should be considered more when approving structures along the coastline.
- Concerned that projects are being approved that don't actually reflect the renderings that are reviewed at the Planning Commission / City Council
- Believes the residents should be considered more than business interest
- Maybe its ok to have a little less tax income and have a better quality of life
- Changing Carlsbad Blvd to one lane each way would be a disaster. I-5 is a parallel route that when congested spills over to Carlsbad Blvd.
- While open space is important. Need something to fund (tax income) the recreational / park amenities that everyone wants with things such as new land uses.
- Need designated sources for providing the funding for maintenance
- Surf culture needs to be considered and it needs to be easily accessible beaches for surf access
- Timeshares provide a tremendous amount of tax don't need any new development for more tax revenues
- Very much against having more the Village like development along the coastline
- Bike lanes and walking conditions are currently unsafe
- Want some type of educational and recreational component

- Very sensitive to runners, strollers being in the bike lane, need separate space for people biking and walking.
- Caution us to not replicate the separated bike facilities in Cardiff where there are too many conflicts with bikes and people walking along the coastline
- Need a route specifically for e-bikes. Need to consider how to safely accommodate different users including pedestrians walking, joggers, manual bikes, and higher speed e-bikes... where do they all go? All users need to be considered in any plans.

Five years from now, how will you know this has been successful?

What will be different?

- We will have much better access for people walking, biking, e-bikes, surfing, and people just enjoying the beach.
- More people using the beach, on bikes, walking, and surfing in the area.

What will stay the same?

- Maintain the open space, views, clean beach and natural resources
- Open space is such a unique part of the coastline and it must be maintained

Strategic Plan Workshop Chat Transcript

Virtual workshop

General session: Chat questions

1. What ZIP code do you call home?
2. How long have you lived in Carlsbad?
3. How often do you get involved in city issues (sending in comments, attending meetings, responding to surveys, etc.)?
4. What is one thing you love about Carlsbad and don't want to change?

Breakout rooms

Quality of Life & Community Character

1. How do you define these terms? What do they mean to you?
2. Five years from now, how will you know this has been successful?

Environmental Sustainability

1. What would you like the City Council to consider when it comes to environmental sustainability?
2. What are some of the key issues or challenges the city should focus on?
3. Five years from now, how will you know this has been successful?

Natural Environment

1. What would you like the City Council to consider when it comes to the natural environment?
2. What are some of the key issues or challenges the city should focus on?
3. Five years from now, how will you know this has been successful?

Carlsbad's Coastline

1. What would you like the City Council to consider when it comes to Carlsbad's coastline?
2. What are some of the key issues or challenges the city should focus on?
3. Five years from now, how will you know this has been successful?
4. What do you enjoy most about the coastline today?
5. What would make the coastline even better?

Keeping Our Community Safe

1. What would you like the City Council to consider when it comes to keeping our community safe?
2. What are some of the key issues or challenges the city should focus on?
3. Five years from now, how will you know this has been successful?

Other Topics

1. What would you like the City Council to consider when it comes to other topics that are important to you that were not listed?

Online Survey

1. What is one thing you love about Carlsbad and don't want to change?
2. What do you love most about your neighborhood?
3. What would make Carlsbad even better than it is today?

17:41:42 From Margaret_Zoom to Everyone:
Breakout rooms are ready with Hosts and scribes.

17:46:55 From Margaret_Zoom to Waiting Room Participants:
Good Evening; We will open up the Zoom session at 7 PM

17:55:21 From Margaret_Zoom to Waiting Room Participants:
Good Evening again; I'm ahead of myself. Start time is 6 PM

17:59:56 From Kim - Facilitator to Everyone:
Welcome everyone. We will begin shortly.

18:00:18 From Julie Gibbs to Kristina, City of Carlsbad(Direct Message):
Love the music!

18:00:22 From T J Childs to Kristina, City of Carlsbad(Direct Message):
Hello Kim Thanks for the info

18:04:21 From Mary-Anne Monck to Kristina, City of Carlsbad(Direct Message):
Nice intro! Many of the reasons we love Carlsbad~

18:14:15 From Sarah, City of Carlsbad to Everyone:
Technical Support: Sarah Lemons [REDACTED]

18:16:59 From Jan Neff-Sinclair to Kristina, City of Carlsbad(Direct Message):
Hi Tina. Haven't seen you in ages.

18:18:11 From Cherie Malkoff to Kristina, City of Carlsbad(Direct Message):
Hello

18:18:15 From Deborah Rasines to Kristina, City of Carlsbad(Direct Message):
hi

18:18:28 From Bradford Jacobs to Kristina, City of Carlsbad(Direct Message):
2.5 Years

18:18:28 From Piew Datta to Kristina, City of Carlsbad(Direct Message):
22 years

18:18:30 From Mary-Anne Monck to Kristina, City of Carlsbad(Direct Message):
28 years

18:18:30 From Ben R. to Kristina, City of Carlsbad(Direct Message):
8 years

18:18:31 From Art & Eileen to Kristina, City of Carlsbad(Direct Message):
3 yrs

18:18:32 From Spence Stevens to Kristina, City of Carlsbad(Direct Message):
28 years

18:18:36 From Julie Gibbs to Kristina, City of Carlsbad(Direct Message):
1 year

18:18:38 From T J Childs to Kristina, City of Carlsbad(Direct Message):
20 years plus

18:18:40 From Deborah Rasines to Kristina, City of Carlsbad(Direct Message):
12 years

18:18:45 From YK Scarlett to Kristina, City of Carlsbad(Direct Message):
5yrs

18:18:47 From Jim Lineberger to Kristina, City of Carlsbad(Direct Message):

11 years
18:18:47 From Jane Naskiewicz to Kristina, City of Carlsbad(Direct Message):
20 years living in Carlsbad
18:18:52 From Amanda Wagner to Kristina, City of Carlsbad(Direct Message):
One week
18:18:53 From Robin Ferencz-Kotfica to Kristina, City of Carlsbad(Direct Message):
14 years
18:18:55 From Cherie Malkoff to Kristina, City of Carlsbad(Direct Message):
Carlsbad has been my second home for 2 years
18:18:57 From Sunny Blende to Kristina, City of Carlsbad(Direct Message):
1 year now, 4 years ago
18:19:21 From Natasha E Busick to Kristina, City of Carlsbad(Direct Message):
4 years
18:19:29 From Sunny Blende to Kristina, City of Carlsbad(Direct Message):
First in HS
18:19:30 From Erika Boras Tesi to Kristina, City of Carlsbad(Direct Message):
Hello!! We have lived in 92011 around 7 years. We checked other because of the type-
o.... hello everyone
18:19:39 From Julie Gibbs to Kristina, City of Carlsbad(Direct Message):
But my parents lived here for 40 years
18:19:52 From Bradford Jacobs to Kristina, City of Carlsbad(Direct Message):
Regularly
18:19:55 From Art & Eileen to Kristina, City of Carlsbad(Direct Message):
First time!
18:19:57 From T J Childs to Kristina, City of Carlsbad(Direct Message):
Regularly
18:20:02 From Piew Datta to Kristina, City of Carlsbad(Direct Message):
First time
18:20:03 From Erika Boras Tesi to Kristina, City of Carlsbad(Direct Message):
This is our first time
18:20:04 From Natasha E Busick to Kristina, City of Carlsbad(Direct Message):
First time
18:20:05 From Cherie Malkoff to Kristina, City of Carlsbad(Direct Message):
Sometimes but not frequently
18:20:06 From Amanda Wagner to Kristina, City of Carlsbad(Direct Message):
First time!
18:20:07 From Sunny Blende to Kristina, City of Carlsbad(Direct Message):
Often
18:20:07 From Joan Herskowitz to Kristina, City of Carlsbad(Direct Message):
sometimes
18:20:08 From Robin Ferencz-Kotfica to Kristina, City of Carlsbad(Direct Message):
Sometimes
18:20:11 From Jane Naskiewicz to Kristina, City of Carlsbad(Direct Message):
Fairly often participation

- 18:20:14 From Deborah Rasines to Kristina, City of Carlsbad(Direct Message):
sometimes
- 18:20:14 From Julie Gibbs to Kristina, City of Carlsbad(Direct Message):
Infrequently but want to do it more
- 18:20:18 From YK Scarlett to Kristina, City of Carlsbad(Direct Message):
Sometimes
- 18:20:19 From Spence Stevens to Kristina, City of Carlsbad(Direct Message):
sometimes -- this is the 2nd big group
- 18:20:40 From Jim Lineberger to Kristina, City of Carlsbad(Direct Message):
Ever since the Strawberry Field fiasco
- 18:21:30 From Kristina, City of Carlsbad to Everyone:
What's one thing that you love about Carlsbad that you don't want to change?
- 18:21:33 From Art & Eileen to Kristina, City of Carlsbad(Direct Message):
Open Spaces!
- 18:21:36 From Natasha E Busick to Kristina, City of Carlsbad(Direct Message):
The natural beauty
- 18:21:38 From T J Childs to Kristina, City of Carlsbad(Direct Message):
My neighbors
- 18:21:39 From Jim Lineberger to Kristina, City of Carlsbad(Direct Message):
Open Space
- 18:21:40 From Ms Wright to Kristina, City of Carlsbad(Direct Message):
I love the coastline and do not want a linear park.
- 18:21:45 From YK Scarlett to Kristina, City of Carlsbad(Direct Message):
The call town charm and vibe. I'd like to remain
- 18:21:50 From Piew Datta to Kristina, City of Carlsbad(Direct Message):
Low density,
- 18:21:52 From Spence Stevens to Kristina, City of Carlsbad(Direct Message):
open space
- 18:21:54 From Robin Ferencz-Kotfica to Kristina, City of Carlsbad(Direct Message):
There are lots of sidewalks for walking
- 18:21:56 From Bradford Jacobs to Kristina, City of Carlsbad(Direct Message):
Beach town atmosphere
- 18:21:57 From Nina Eaton to Kristina, City of Carlsbad(Direct Message):
Village character
- 18:21:58 From Carina Chiang to Kristina, City of Carlsbad(Direct Message):
NO COMMERCIAL SHOPS / RETAIL along Beach.
- 18:22:06 From Deborah Rasines to Kristina, City of Carlsbad(Direct Message):
laid back feel of a small town
- 18:22:06 From Julie Gibbs to Kristina, City of Carlsbad(Direct Message):
Few major brand name businesses. Don't want to be Santa Barbara where they allowed
all the national brands. Keep it small business.
- 18:22:07 From Kelly McCormick to Kristina, City of Carlsbad(Direct Message):
Clean and relatively safe
- 18:22:07 From YK Scarlett to Kristina, City of Carlsbad(Direct Message):

- The *small town charm and vibe. I'd like that to remain
- 18:22:12 From Diane R to Kristina, City of Carlsbad(Direct Message):
I am not getting the questions
- 18:22:13 From Amanda Wagner to Kristina, City of Carlsbad(Direct Message):
Beach access, free beach parking
- 18:22:19 From Joan Herskowitz to Kristina, City of Carlsbad(Direct Message):
Areas of green open space and coastline.
- 18:22:21 From Cherie Malkoff to Kristina, City of Carlsbad(Direct Message):
Small town community feeling
- 18:22:33 From Nina Eaton to Kristina, City of Carlsbad(Direct Message):
Community over tourism.
- 18:22:33 From Sunny Blende to Kristina, City of Carlsbad(Direct Message):
Small town feel. Walking town. Nice walkways...need more connection to trails on coastline
- 18:22:37 From Jodi Jones to Kristina, City of Carlsbad(Direct Message):
Multiple lanes of traffic along the coast
- 18:22:41 From Erika Boras Tesi to Kristina, City of Carlsbad(Direct Message):
yes, great coast line. Safety, beauty of surroundings
- 18:24:28 From Deborah Rasines to Kristina, City of Carlsbad(Direct Message):
cant see break out tab
- 18:28:04 From Nina Eaton to Kristina, City of Carlsbad(Direct Message):
How to join? I clicked on the
- 18:29:15 From Nina Eaton to Kristina, City of Carlsbad(Direct Message):
Do I click on the Group to join? My name hasn't yet shown that I've made a choice.
- 18:34:12 From john davis to Kristina, City of Carlsbad(Direct Message):
which group will discuss the ponto area
- 18:45:03 From Amanda Wagner to Kristina, City of Carlsbad(Direct Message):
moving between rooms! thanks!
- 19:48:27 From Sarah, City of Carlsbad to Everyone:
Strategic Plan webpage: <https://www.carlsbadca.gov/city-hall/city-council/city-council-goals>
- 19:49:22 From Kristina, City of Carlsbad to Everyone:
Other opportunities to provide input of various topics:
<https://www.carlsbadca.gov/residents/communication/public-input>

Ideas Wall Comments Mentioning the Coast

Strategic Plan: Idea wall comments related to the coast

There is likely nothing else CalTrans could do that would help Carlsbad residents east of I5 to access the Village and Beach without feeling the need to drive. This should be a top priority project for the City.

Please keep the stretch of coastline in south Carlsbad undeveloped! It would be so sad to lose that natural open

Provide a free shuttle, like Laguna Beach, to move people around the beach and Village areas.

so those who work full time can squeeze in exercise for their dogs in AM/PM.

Also, would love more budget friendly youth sports programs, both the year-round programs as well as holiday break camps.

A natural landscape often means overgrown brush and weeds. Our coast is beautiful. Clear brush and add bikeways, open park areas and pedestrian walkways so all can fully enjoy the beauty of the ocean, sand and

Every coastal city that has closed a street or two in the downtown area to create pedestrian only areas - has benefited due to less vehicle traffic This provides a place for people to eat, shop and enjoy a relaxing

by action with sand and waves. It is called sea glass. One component of glass is sand.

Of course, studies would be needed to see where the initial placement would be and that the tides or currents continue to move the glass towards the beach.

The coastline there is perfect as it is and doesn't need any "improvement" or "development." Leave it alone

schools. Protected bike lanes near schools, accessible bike racks, and enhance existing lanes for better visibility would help. From the economic perspective, a bike friendly place would allow tourists to rent bikes and visit shops, restaurants, and the beach without dealing with parking issues Carlsbad has a lot to offer and we can do

the sidewalks to make them accessible for people with all abilities. I would love to see Carlsbad be inclusive for all! New housing w/ entry ways that are level, wider doors, etc. Long stretches of sidewalks or even pathways in parks and public spaces. Inclusive parks for children. Aging in place.

I agree with the park on Ponto but would like that incorporated with some coffee shops, a couple of small restaurants etc where people can sit and enjoy beautiful ocean views. We have 7 mile coast but hardly have

homes, and yet us old folks don't complain. What's up with those young ones, who bought those newer homes at/near the beach?

Apparently people have no regret about maliciously preventing good businesses from expanding. Awful!

I'd love to have a sidewalk along the residential area of Terramar. Right now I have to weave in and out of the parked cars when I want to connect a walk between the bluffs that are interrupted by the residential area.

Same goes for walking along North Ponto Beach. Walking in the street to enjoy the beautiful area

short term community in ways that honor Carlsbad's charming beach town legacy but ones that don't alienate the long term residents. Keep it safe and clean. And please, do something about the mentally ill on our streets swiftly before the issue becomes uncontrollable like many other cities.

Place the train in a ditch and put Chestnut thru to the beach. While your at, remodel the dark ugly underpass at Chestnut & Pico as Pico.

I agree! Silent railroad crossings, pedestrian gates at the tracks, slower trains possibly. If you're anywhere west

Build protected bike paths with physical barriers separating bike path from traffic especially on high speed roads such as El Camino Real, La Costa Ave and Coast highway. Avoid tragic accidents and encourage people bike

I would also suggest adding shuttles, trolleys to the beach from park and ride locations to alleviate parking

Extend Batiquitos lagoon trail to connect to coast highway

Silence the train horns! Pedestrian gates, slower trains, and no horn crossings would greatly improve the area.

Trains in SD have silent crossings and go much slower Why can't that happen here? You can hear the trains

Oceanside soon) to have a dog beach. We have multiple off leash dog parks in Carlsbad and roughly 60 miles of trails. Not to mention people can walk their dogs along the seawall or in their own neighborhood. Please continue to keep our beaches clean, beautiful, and safe for families.

I'd love to have a trail from Batiquitos to the coast!

free (or some minimal fee-say, \$20/yr) electric trollies up and down major streets (El Camino to beach; 78 to

Coastal South Carlsbad (ponto area) needs a community gathering area with restaurants, shops, coffee shops, and enhanced parks and open space. Not big hotels and massive condo developments

Not much anymore. The beautiful beaches, with free public parking. Trails, parks and open space. The historic Village and Barrio (but that's being ruined by gross height and pathetic density of ove development).

make it the highest density of housing in our city. This goes against every tenant that your published vision statement says you use to make decisions. Here are some ideas that should be considered for your 5 year plan
 1. Make the undeveloped areas of Ponto (area F) into a public park. 2. Make sand replacement for the Ponto

It is the feeling people get who live here and also the people who visit here. Carlsbad has always been known as a quiet beach town great for walking and visiting w th friends and neighbors Even though a great deal of 92009 and 92011 residents who have No Coastal Parks. With Sea level rise and bluff erosion, it doesn't make environmental or economic \$ense to reroute South Carlsbad Blvd. Why invest potentially \$70 million for a miles long "walk way" along the PCH/101 while the bluffs are so unstable Wouldn't it cost 1/2 to buy land on the east

loitering and littering and not even knowing anything about the lagoon and how it strives to stay nice for walkers, hikers, runners etc. People would wander in from the beach and come to the nature center and leave all their sand and trash there! The volunteers strive to keep that place clean every day of the week. Coastal access

I would like to see dogs allowed on the beach on a leash - in some areas don't see why that should be so extremely low success rates? I'll give you a hint: They've budgeted over \$10 million over the next five years. Have you considered what the people living near the south side of Tamarack Beach might think of your idea? How do you feel about setting something like that in your neighborhood? People have spent a lot of money to

More green space. Quieter environment. Walking paths. Enhance downtown area with better shops, restaurants, pedestrian walkways without vehicles, outdoor eating spaces. Look at other north county cities like

Why do we need development? Ponto should stay like it is Th meeting place is the beach, the ocean. Stop

Encinitas is doing along coast hwy- plant trees, install additional bathrooms and put sidewalks that are non existent in some areas by Terramar and along the campground.

Manage parking along the entire Blvd. and charge parking- we see cars/Campers parked all day long, block the walkway with their stuff & use the sea wall to cook - Boardwalk needs a face lift- landscaping, landscaping

The small-town feel with walkable services, the excellent restaurants and shops, wonderful beaches, proximity

Being able to afford a home in the city I've lived in for 15 years. Our family earns a good living but because of the skyrocketing home prices we cannot afford to buy a home...let alone pay cash which is what most buyers are

I think more outdoor space for riding bikes, walking, and enjoying the weather is very important for our coastal community. I see towns in Europe that are making areas be totally car-free and that is intriguing to me. Could we

I would love to see a dog beach area designated in Carlsbad. We love our dogs and would be happy to share our love of the beach with them as well.

I fear that the moneyed interests will soon turn the lovely downtown area with it's beachy feeling into a collection of high rise apartment buildings It would be nice if at least a few streets could remain as they are

For example the State St. developer Fabric has been great for Carlsbad and all other business in the village.

As a small business owner, I have to give credit to the great work that has been done to keep the city attractive and competitive. If we don't develop we will be stuck in the past and when the next economic downtown happens it will be very hard for our city to bounce back

imped traffic flow. More frequent and less circuitous bus routes. Useful public transit would lessen the traffic on our streets. Additional parking at Poinsettia Coaster Station. Better timed traffic lights that don't block cross streets on El Camino Real and other major thoroughfares.

We have enough development. More will only continue to destroy what's left of this beach town.

beach city like you'd see in Orange County. Those cities already exist, and we can drive to them. We don't need another.

Keep building small. Take the time the time to put better building design requirements in place to keep the vibe we have, and enforce it.

lords to buy up all the housing in Carlsbad and outprice those of us that want to purchase and live in our home in the lower mid-range of the housing market. Let's not Nimby ourselves into being LA or San Bernadino. I live and work here too, i'd like to not have to move to Escondido just because some rich jerk wants a third beach

Since they have opened the plant, our beach is no longer with seashells, the usual flocks of seagulls, sandpipers and other birds. It has become a beach of stones. I believe putting the salt back into the water is changing the ph, and the plants that support sealife are dying. I'm no scientist, but I have lived here 18 years and it's gone

dog beach north of carlsbad state campgrounds and outlet. make parking spots on the old road along the csc.

Install sidewalks on Garfield South of Tamarack. Everyday I am swerving to avoid pedestrians. If Vigillucis can cover up their entire parking lot with increased dining, and use OUR streets and beach parking for their Valets,

Public greenspace or a community park should be the priority reuse for the power plant area. Development of beachfront hotels and significantly underused commercial office space, may add to city tax revenues, but benefit

Our Village has the potential to be a magical place. We need to work with NCTD to renovate the Village Coaster Station. Sidewalks, planters, store fronts, etc. need to be revitalized or at least cleaned up in order to sparkle.

Let's complete the relocation of Coast Hwy, moving it off the coast a bit and develop that area into a green belt, acre parking lot with a Kiosk to get the day going on local events.

Things may have changed since my last visit three years ago.

The city of Carlsbad is one special and spectacular area of enjoyment for me

and provide some ally good public photographs f families and couples o the beach with my camera and

that allow for overnight stays, to homeless families and individuals. They should be able to park their cars, or set up their tents, in these lots. One by the beach, one near Downtown Carlsbad, and maybe a few more - so a total of 4.

More pickle ball courts. Fix up ponto beach like the state beach in Carlsbad with a bathroom and Malecon

boardwalk and various paths around the city. Also, they consistently ignore "No Dogs Allowed" and "Dogs Must Be on Leash" signage on lower beach boardwalk and rail trail, respectively. These dog owners apparently think thos ules don't apply to them. Why would we want to bring such behavior to our clean beaches?

and south more frequently so we can enjoy visiting theater and other attractions in our county. Going to doctors, market. Bus routes that go all the way (east) inland to San Marcos or Escondido on Palomar airport road 7 days a week and restore route on Paseo del Norte. More parking everywhere if you are not able to ride a bike.

A dedicated bike path would be great, ideally with some sea views. For bikes and e-bikes. Look at Cardiff Beach

There will always be eop e who disregard rules/laws That doesn't mean that the majority should be penalized.

have better landscaping and charm for pedestrians.

Change the cheap hotels off Poinsettia avenue into more expensive boutique hotels. Some of the patrons of these current hotels cause crime to the local neighborhoods

Keep up the great work on the school system.

We need enforcement of the sound ordinance on Carlsbad Village Dr. Motorcyclists frequently rev their engineers and split your eardrums. The city has been enforcing the sound ordinance along Coast Hwy near

Absolutely - It's time for Carlsbad to designate an area for people to bring their dogs to the beach off leash. As

Remove the RV park along the Carlsbad coast. Transform the space into an area that would benefit residents and visitors alike, e.g. beach access, view points, gardens, walking paths, maybe one or two outdoor eateries. The RV

I would like to put an end to the discussion that comes up periodically about lowering the elevation of the train like they did in Solana Beach. That is just the stupidest ideas I ever heard. That would be the most galactic due to drivers looking for parking. It is dangerous with cars suddenly stopping to grab a spot, or double parking waiting for a car to leave. Carlsbad should offer a free (or low fee) shuttle service taking beachgoers from the mall (or other large parking area) to several stops along the beach. Include a stop in the Village, too, for the environment first. We need to take a tough stand on climate change. To start, we can protect open space by building parks, walking trails, bike trails, and nature centers especially along our coast. Preserving the little open space that is still left in South Carlsbad for all to enjoy. We can set an example for other cities and preserve this.

I agree.

In addition to sand replacement, Ponto Beach needs a general upgrade - e.g. better street-side parking (current parking is a "zoo"), plant some trees, add a boardwalk, etc. And better maintenance of the beach.

Please support our older residents in their mobility. Older residents and retirees are a HUGE reason Carlsbad is a safe, friendly, and desirable place to live.

I get what the other person said about the empty buses - and I think there are new ideas other coastal cities are trying out (see: West Palm Beach, See Santa Monica) which don't rely on the traditional bus system.

Carlsbad in the next few years. The safety of individuals needs to be paramount. It is not safe as the Surfliner travels through our Village at over 90 mph not stopping as the Coaster does. We cannot have CVD, Grand, and Tamarack backed up with traffic from the increase in trains.

preserving the coast by restricting building on the first mile, at least, from the ocean

and quality of life along Coast Highway. Cars and motorcycles travel at high speeds and can be very loud. I believe Coast Highway (Carlsbad Blvd) should be redesigned to encourage local and visiting travelers but discourage its use as an alternative to I-5. It should be single lane each way with traffic quieting methods.

beach city like you'd see in Orange County. Those cities already exist, and we can drive to them. We don't need another.

Keep buildings small. Take the time to put better building design requirements in place to keep the vibe we have, and enforce it.

I love how easy it is to drive in Carlsbad, but I also cringe when I see those busy intersections for

That's a great idea. A free beach shuttle from commercial areas...a win-win for both the businesses and the

Consider ending vacation rentals less than 30 days in the coastal zone to allow for a stronger sense of

beachside community and support a healthy natural environment for all to enjoy for years to come. Seek advice from local San Diego native plants specialists to provide input for design and local plant choices. The San Diego Native Plant Society is a good resource for referral, as well as Moosa Creek Nursery, Native West Nursery and

people lose their lives and with the homeless continuously cutting holes through the fence it is only a matter of time it happens again. I propose the city go through with dropping the railroad tracks down like in Solana Beach and cover it with a much needed dog park and well lit paths to the beach and an area for live music would be a

Beach community

Batiquitos Lagoon Trail is a public park at San Pacifico. South Carlsbad State Beach and campground are two

and trails to ride throughout the community. Currently, many roads are very unsafe for cyclists and kids. (La Costa Ave., El Camino Real, Palomar Airport, etc.) This would promote riding a bike as a primary mode of transportation and therefore reduce traffic, beach parking and improve overall quality of life.

We have a big dog park at El Norte. Having a dog beach only increase pollution to our coastal water.

The Power Plant is coming down and there will be opportunities to create new opportunities for public enjoyment of the coast and lagoon. The creation of a safe and continuous pedestrian pathway along the entire coast is critical. We need to envision better ways to enjoy the coast outside of private automobiles for people of

Train tracks need to be below grade for added safety and to eliminate the train horns. The number of trains and their accompanying horns are only going to get worse with more use of the corridor. This must be addressed as

Invest in public services at the beaches and parks including bathrooms, not portable toilets that are not maintained Improve Carlsbad Village Drive and highway 5 access areas Continue to bring in local businesses to sidewalks. Need to complete sidewalks, curbs and paving. Cars should not be allowed to park on both sides of this street. It becomes barely a one lane street!! This is a ridiculous and dangerous situation on such a trafficked street.

I lived on Sequoia for several years. The beach parking and visitor parking is necessary. There is NO DANGER posed by the narrow street. It actually keeps traffic SLOW & Cautious. Sequoia does have sidewalks. It does Yes, lower the tracks. Besides improving the "landscape", it removes the danger posed to pedestrians crossing

We drop off our plastic bags at Stater Bros. market on Vista Way. Carlsbad can advise others to do the same. We don't need another expensive program for this. The money needs to improve Carlsbad's most valuable asset

If C'bad continues to allow development without adequate parking, they'd better get to work on building multi-

What?? I think you'd have a rough time getting the other communities "down stream" to accept the idea of glass offered in the survey seriously...like the traffic free areas in the Village, parking structures for Village and beach parking. There's plenty of commercial space elsewhere in Carlsbad, so the Village should be "developed" no further. But let's consider cleaning it up. The "trashy" areas, like Smart & Final, should be attacked

buses going north/south routes but there's not much going east/west that makes it convenient for residents. As a La Costa resident, I'd love to be able to take a shuttle that picks up in the Bressi Ranch area and either delivers to the Poinsettia train station (with more frequent train stops) or goes directly to the Village so I don't have to

I think the beautiful beach area should have a variety of fish and chips restaurants, the way Seattle has. This is one of my favorite meals, and I'm always scouring San Diego for a place that offers Good fish and chips, at a

I haven't been to Carlsbad in a couple of years (we moved south), but I would definitely come again. Especially if parking lots into housing. Oceanside has successfully built a 3 parking structures In there downtown and it has been effective in providing parking for there thriving restaurant and visitor scene. We currently have very little parking areas adjacent our beaches for residents or visitors. Beach goers who park in merchant spaces prevent

We should get the park we were supposed to get in South Coastal Carlsbad

Carlsbad to complete the two lanes on each side of Poinsettia/Brigantine (west of Black Rail Rd and East of Aviara Pkwy)? Poinsettia goes from 2 lanes on each side to 1 lane and back to 2 lanes. It has been an eye sore for so long! Carlsbad needs to finish this small part of the street and make it more consistent and safe for drivers

Yes, I agree with an under ground track, as long as it's covered - the station in Solano Beach is an eye sore as one

No, we love that Carlsbad has free parking up and down the coast. Keep it free!

We would like a bike path adjacent Buena Vista creek from Vista to Carlsbad Blvd. this would be a very popular bike path with few hills and few intersections. A raised bike/walking path along the side of the Buena Vista people to come and expend money in the village. It would be great for the city managers to come with a plan to add bathrooms wide bike lane etc.

I don't know what is the plan for the area where the tower was but that place for restaurants on the town entirely disregarded. I've regularly seen dogs poop and pee on the sand and then have a person unknowingly follow in their path - gross! Having dogs on our beaches will destroy what is Carlsbad's crown jewel. Please, please enforce the ordinance so our beaches aren't completely contaminated with feces and urine. Also, Oceanside has a dog beach - redirect dog owners there.

Absolutely not! Dogs pee and poop in the sand and ocean and contaminate our beaches. It's gross and unhealthy. Redirect dog owners to Oceanside and enforce the city ordinance of NO DOGS ON BEACH !

Agree! I used to see Police with radar often at the pull out near Batiqitos Lagoon just south of Tamarack. Or near Canon road just north of the park. Now, I very seldom see such patrols. Vehicles are going way too fast

having non residents getting passes.

This is a small beach town community and last thing we need is more tourism.

I'm a native Californian and purposely moved to Carlsbad because it's not commercialized like Huntington

Let's push hard to harness some of the Federal money to drop the RR tracks like they did in Solana Beach. This

A good start would be the extension of the Coastal Rail Trail from Tamarack south to Cannon

SCHOOLS, etc.. - the City of LA has done this - Carlsbad could be the next Venice, CA. - what a mess ! 2) DO NOT OVERBUILD the Village - it will ruin it's quaintness - which will reduce revenue; 3) NO HOTEL/RESORT at the old power plant on the beach. Return it to a beach ! There's plenty of money for the town IF you keep it beautiful ,

crosswalks between Bataquitos Dr and the Coast Highway are high traffic and dangerous with drivers often not stopping and/or rolling red lights. I frequently walk with my children in this area and they would have been struck by cars if I had not intervened. A pedestrian lagoon path to Ponto would eliminate the need to share the

Agree! I see parents riding with their kids, with helmets that are either unbuckled or way too loose. I've had several friends who have suffered traumatic brain injuries from falling on their head and having their helmet slip.

We dog owners consistently ignore the "no dogs on beach" signs because we want our dogs to be able to run on the sand and frolick in the water. I've never seen a dog poop and the owner not pick up after his dog. We need

I disagree. Having to drive down the freeway for 20 minutes to dog beach creates more traffic and air pollution. Dog beach Del Mar is very clean. I've never seen poop on the beach. Let's designate one of our smaller beaches

I just researched the effect on ocean water of dogs and found no negative effect other than from dog waste. So unless a dog poops and his owner fails to pick up the poop (and no one else calls the owner on his misdeed),

I don't know a single person who likes the height increase in the village. It's taking it from "a village" to the commercial look of several of the Orange County beach towns. That eyesore of luxury condos across from the

A shuttle from the park and ride area at the 5 Fwy LaCosta exit to the beach and the train stops would also be

from a local town trolley all throughout the year. This trolley could connect neighborhoods to the beach and village for shopping and also get high schoolers to school to reduce traffic, parking problems and increase our local economy by local purchasers instead of relying on tourists. Parking has been less and less available for us

mental issues but I know they choose life on the street instead of a place to live that has rules. But the homeless do not have more rights to public spaces, City owned spaces than the tax paying residents and tourists. The city should have a no sleeping on city sidewalk, parks, parking lots, beach parking ordinance and then ENFORCE IT

Carlsbad is begging for more open area near the coast down there and I am all for it.

Make sure the area near Agua Hedionda Lagoon remains preserved for agriculture and recreation. No development for developers profit.

Work on multi use trails that parallel commute /traffic routes and are not chopped up into small disconnected

we not be see as elitist or only one dimensional. I have lived here since 1984. Despite my groaning over the incredible growth I've witnessed (I think the population was close to 45k in 1984!), I can now appreciate the excellent planning and decision making over the past 4 decades. It's all about balance - between the residents,

be growing by the day. We have freeways to move traffic and should not continue turning El Camino into a second freeway.

I agree with many others to make the village uniquely different instead on Orange County south with more three story condos everywhere.

raise a family with a mostly small town feel still hanging on. Most cities don't have gems like Calavera open space, the campgrounds/ponto area, strawberry and flower fields. These places need to be considered part of the fabric of our community with no possibility of development. Would love to see a park that exists near the Calavera to mountain biking and purchase any available land. This area is a hidden open space gem. Connect trails-we could have 30-50 miles of connected trails instead of shirt 1-2 mile trails everywhere. It would be great to see a bike park in Carlsbad. Not sure why our city seems to dislike mountain bikers but every other

Hold onto the 'family-friendly beach village' feel of our town. For instance: 1) do not allow new construction of buildings with more than 3 stories. 2) Make the town as pedestrian-friendly as possible 3) Create more hiking adding one acre to the more than six acres of neighborhood park deficit in the southern half of Carlsbad city line. An alternative plan to improve the road, walkways, number of parking places, and bike paths would cost less than 1/3 of this amount and provide funds to purchase six acres of park land to erase the park deficit. This is the devoted to coastal uses, not high density housing, which is now proposed. Why propose spending \$70 million to "complete" Carlsbad Blvd. when for less than 1.3 of that cost you can make it more pedestrian and bike friendly, improve parking and camp sites and add a neighborhood park with dining opportunities for everyone in town

Lagoon which was supposed to be built years ago and connect the Lagoon area east of I-5 with the existing trail which is part of the San Sebastian neighborhood and ends with a stairway up to Avenida Encinas at the railroad crossing bridge just a couple of hundred yards from the beach and meets the sidewalk at that location. This trail

Please LIMIT the height of buildings - especially downtown. Tall buildings do not give a "village" feel and are driving the small businesses to move elsewhere. Let's find a good use for the property of the power plant that I will truly miss seeing - a park or perhaps a place similar to the Vista Moonlight heater that people would use enough. It affects the feel of a city in more than even a tangible "diminishing the light" way. It feels crowded and bigger city, congested versus open, filled up versus spacious. We are a coastal town, let's preserve that feel while we still can. At minimum, cap the building height (no short cuts with special forms or workarounds) to

-South shore lagoon trail to start from Strawberry fields and run close to water's edge to a new pedestrian bike path bridge that connects to just below the lagoon discovery center trail and then a 2nd bridge over the AH Creek to Kelly trail.

Redevelop the waterfront on Park Dr. along the south shore with a trail that connects from Kelly school to the beaches. For those of us who want to take our small dogs for long walks without threat of coyote attack are forced to drive to Cardiff or Del Mar beaches. There are so many coyotes that have attacked small dogs while on leash that we can only go where there are no and that is the beach. We are not asking that they run around to have had a good strategic plan for years.

The areas along 101, where the bluff is dangerously falling are of a big concern. The abandoned old State highway along Highway 101, bordering South Carlsbad State Beach, could be cleaned up and turned into a green

Have a dedicated bike trail down the coast that is NOT adjacent to Coast Hwy. Example is Cardiff where the dedicated lane is east of the railroad tracks. Giving one vehicle lane over to bikes is not a solution, just a ticket to support lifeguards/police/parks and rec. and the environmental impact brought by tourists and debris they leave. And residents could benefit as well from a 50% reduction in the annual pass. \$100 for residents \$200 for non-city residents. Or an \$10 day pass or \$40 week pass. It would clean up the graffiti on the sea wall and keep

We need a dog beach like they have in Del Mar. Even if you did certain hours that would be great

focal point of this community. For decades now, Carlsbad has avoided and/or been prevented from making the infrastructure investments needed to facilitate the ever-increasing usage. Quality of life would be enhanced by: Preservation of the remaining open beach and beach front areas; increasing public access and providing

In 5 years it would be wonderful if our beaches didn't have to be closed every time it rains because of all of the polluted run-off. The old industrial parks particularly need to be upgraded so parking lots do not drain directly to and beaches farther south preserved for us locals. And definitely NOT more than 2 stories downtown anymore. There are plenty of vacant buildings around the airport that can be Matt Hall's precious retail space.

Save Carlsbad!!

battery energy storage. Prevent utility company policies that create financial disincentives. Plant low-pollen trees because pollen triggers allergies or asthma -- per 2021 USDA Forest Service paper "Variations in urban forest allergy potential among cities and land uses" by Nowak and Ogren. improve public transit between

amount of trees with it, they are our natural carbon reducers.

A dog beach. Maybe near the campgrounds. People who like to camp are probably the same kind of people who like to bring their dog to enjoy the beach too. Real dog parks with grass, and not under power lines.

City-organized each cleanups, park cleanups, etc.

A downtown community garden.

Improve public transit between residential areas and Coaster station, beach, Alga Norte Community Park, libraries, shopping centers with grocery stores. Reduce traffic by making public transit so convenient (frequent

I realize beach erosion is a problem but can we please stop pumping so much fake sand onto the beach so frequently? The tide pools at Teramar used to be thriving with life and now they are frequently covered in sand. Although less important, it also ruins the waves. Please ease up.

The beaches make Car sbad home Esp cially from the power plant south to ponto. Let's keep those areas as undeveloped. People can and do still use and enjoy areas that don't have painted and paved parking, manicured grass, and paved sidewalks. Leaving these places undeveloped creates a natural oasis in an otherwise busy city. And once it's developed we can never get t back

Imagine Cbad believes these community traits are built on a number of factors, all important to those of us who call Cbad our home town.

We believe a strong sense of place is one important factor. Not only the natural character but also the man m de cha acter, the physi ality of our environment. It starts with your home, your street, neighborhood,

Encourage/promote small-business vitality in the Village and around town (i.e., greatly limit big chain stores and restaurants), but modernize where needed.

Keep market Carlsbad as a great place for tech, bio, sports, etc. companies to have facilities and employees here. There are so many businesses and buildings rou d Palomar, Business Park area It will attract good-pay ng jobs is listed as a priority

"THE BARS" saga #1 if you were not here in the 90s the city had re-de \$ so we did village streetscape that included a plaza on the beach bluff, it did not go well as it was rejected by most as alien. a m jor toe stubbing that caused Council pain Plaza torn down in m d 90s city put down turf + few benches & washed hands done,

And realign Carlsbad Blvd from Palomar Airport to to stop the erosion on the bluff and develop walking trails alo g the coast line

about the homeless problem. There is a lot of extra space on the South Side of Tamarack Beach that we could use, as an early-morning feeding & sanitization area (by adding porta-potties and mobile showering units). There are lots of other things that can be done too.

If we can just muster the courage to be more generous, we can solve this problem!

Strategic Plan Survey Responses Mentioning the Coast

What is one thing you love about Carlsbad and don't want to change?

What would make Carlsbad even better than it is today?

Code	Coastline Comments
Coastline	Fiscally well run. Great balance between open spaces, preserving the small beach town feeling while developing and updating the Village, Barrio and coastline.
Coastline	Access to the coast.
Coastline	Open parking for beach, great parks, family activities, access to outdoor activities
Coastline	Access to the beach
Coastline	Beaches not cluttered with commercial stores, shops, food stands, restaurants.
Coastline	Beach access.
Coastline	Access to great parks, trails, golf and beaches.
Coastline	Charming downtown village area with easy access to the ocean.
Coastline	Free street parking along the beach. This allows people access to the beach for a quick visit and, in some spots, lets people enjoy an ocean view from their cars when they can't get out for a walk.
Coastline	The small village like atmosphere and free beach parking, don't want to change.
Coastline	One of the things we love about Carlsbad is that the coastline is visible, open and accessible to everyone. We love that as we drive or walk along Carlsbad Blvd, we can clearly see the coast, ocean and horizon. Additionally, we love the quaint and small town feel of downtown Carlsbad.
Coastline	Open views of beach from so Carlsbad blvd
Coastline	The outdoor facilities and parks, as well as the beaches.
Coastline	The beach.
Coastline	Access to the ocean and parks
Coastline	I love the easy access to the beaches and lagoons
Coastline	Open spaces, south Carlsbad along the ocean (no change in Hwy 1 between Palomar Airport Rd and Poinsettia).
Coastline	Open space along our beaches
Coastline	Open spaces and ease of free parking near the beach
Coastline	Access to great restaurants and beaches. I also like the look and feel of the Carlsbad Village.
Coastline	Foliage and beauty, access to coastline.
Coastline	Open spaces such as parks, beaches and no high rises ruining our shoreline views/skyline
Coastline	The Open Space near the ocean.
Coastline	beach access
Coastline	Easy access to the ocean and the ability to walk and bike in and around the City.
Coastline	Access to the beach
Coastline	Public beach access
Coastline	Family friendly. Few bars, decent restaurants, nice beaches.
Coastline	The casual beachy vibe and beaches aren't too busy.
Coastline	Quiet beaches
Coastline	Free access & parking LAGOONS & BEACHS
Coastline	I appreciate the lack of high rises on the coast. Makes Carlsbad Village feel smaller and more quaint
Coastline	SO MANY THINGS! But the thing I am most proud of are the beautiful, clean beaches and the vast open coastline.
Coastline	Beach access and beach parking, already bad but getting worse with development
Coastline	Beach access and free parking
Coastline	The beaches and the openness
Coastline	the clean beaches
Coastline	Clean beaches and lively Village
Coastline	The beautiful beaches
Coastline	Ocean access and unrestricted views of the water from PCH.
Coastline	Beaches
Coastline	Open coastline not lined completely by homes or resorts.
Coastline	The ocean and the walkways by it.
Coastline	the ocean
Coastline	Charming downtown (State St) and easily accessible beaches
Coastline	The beach walk between Cannon and Pine
Coastline	Access to the beaches
Coastline	Beach walk
Coastline	The large amount of coastline and the Village
Coastline	The beach
Coastline	the beaches
Coastline	The ocean
Coastline	The walk near the ocean off Carlsbad Village Drive
Coastline	The beaches, specifically around Terramar bluffs... don't change the open space on those cliffs!
Coastline	The open land on the beach side of 101
Coastline	Beaches but they need sand
Coastline	schools, access to beaches and trails
Coastline	The ocean and clean sandy beaches...downtown...still small with shops!
Coastline	I don't want to see all these condominiums being built. I love that small town atmosphere where you can walk around and by the beach without mega crowds
Coastline	Beach walk
Coastline	The beaches and lagoons
Coastline	Open outdoor parks and trails and free and open beaches
Coastline	Beaches and access to beach
Coastline	The beach and access to it
Coastline	the open space along the coast, ie across from Ponto
Coastline	Carlsbad Village and beach access
Coastline	the beaches, and the variety of restaurants and shops in the village
Coastline	the beaches
Coastline	obviously the open coast line, accessible to all. Love Carlsbad Village for myself as well as tourists
Coastline	The green spaces, the beach access, keeping the nature in Carlsbad.
Coastline	Beach access
Coastline	Beautiful beaches and trails, great schools, safety
Coastline	The beach and it's walking path.
Coastline	The Village. It is a true Southern California Beach Community. Not too many large buildings, still has plenty of beach access. It is just right.
Coastline	The coastal sidewalks upper and lower
Coastline	Beach access and free parking along the coast: open space throughout the city
Coastline	Beaches
Coastline	Beach
Coastline	Beautiful beaches, parks and protected areas like the Baticuitos Lagoon.
Coastline	Access to beaches, maintain parking and availability to Terramore cliff/beach area and stairs.
Coastline	Lots of FREE beach parking and access.
Coastline	The open spaces and beaches
Coastline	Beaches, parks, city services
Coastline	The quiet beach access.
Coastline	I love the coastline, especially the walking park near Dave's Beach where rc fliers can go slope soaring.
Coastline	Access to the beach
Coastline	Downtown and the beach walk
Coastline	Easy and free access to the beach.
Coastline	Open land by lagoons and coast
Coastline	Ocean access without big developments
Coastline	Coastal access
Coastline	Beach beauty
Coastline	Our beaches and ocean spaces - the open space of canyon in south carlsbad/LaCosta area Box Canyon. Love the village but the construction building taking place feels like it is taking away our simple and quaint village feeling. More parking needs but where can you add parking ????
Coastline	Our connection with the Pacific ocean and the amount of publicly owned oceanfront.
Coastline	Access to beaches.
Coastline	Beach Access
Coastline	The public green space, parks and gardens and beaches.
Coastline	Beaches
Coastline	unobstructed views of the ocean
Coastline	The access to the coastline and developing businesses around it.
Coastline	Hiking -- whether along the coast or in Calaveras. Since Covid, I am working from home and need to walk/hike daily, so more trails would be wonderful.
Coastline	Access to the ocean and open space
Coastline	The ease of access to the beautiful Carlsbad beaches.
Coastline	The beauty of the ocean and open space
Coastline	Unobstructed view and access to our beautiful beach!
Coastline	Open coastline free of development.
Coastline	Lack of big buildings, particularly in coastal area
Coastline	Beaches, trails, open spaces
Coastline	public beach access
Coastline	Bike friendly. Nice beaches. Great restaurants and shops
Coastline	Low density and low building height limits near the ocean
Coastline	Sandy beaches and seawall for walking
Coastline	Great beaches

Coastline	Love to walk on Carlsbad beaches. But not enough boardwalks or trails along the ocean
Coastline	A (relatively) undeveloped coastline with easy access
Coastline	the beaches
Coastline	Dog free beaches.
Coastline	The boardwalk along the beach!
Coastline	beach
Coastline	The clean beaches and the downtown village atmosphere
Coastline	Beach, number of trees
Coastline	Free access to beaches. Beach walking.
Coastline	Access to the beach
Coastline	Beaches open for public
Coastline	Lots of open natural space to include beaches, lagoons, trails & Parks
Coastline	The beaches and beach access
Coastline	We love the open space vistas of lagoons and farm fields and coastal hills with unfettered views to the Pacific!! Stop development of open space by only allowing infill of vacant lots! Rancho Carlsbad is a jewel! Stop the development of College road to Sage Creek High, that will be a 200 million dollar roadway that rapes farmland and stunning Calavera vistas. Protect the open space and support the 40percent undeveloped commitment in our Comprehensive Plan. That open space is why we live here and love living here to raise our children. Thank you for this opportunity to make a difference before it is too late.
Coastline	The village atmosphere, cute shops, restaurants, great walk along the main beachfront.
Coastline	Beaches
Coastline	I love having access to the beach with beautiful views and in hampered by buildings; I like having open spaces that are natural and not filled with buildings.
Coastline	The beach vibe
Coastline	Beachy vibe
Coastline	Easy access to park on sand at Ponto Beach, open space, less congested compared to communities further south.
Coastline	Clean beaches
Coastline	open spaces and beaches
Coastline	Beaches and hiking trails
Coastline	Access to the beaches
Coastline	Open spaces, including along the beach
Coastline	The ocean
Coastline	Access to ocean views
Coastline	Our coastline the way it is right now, don't change a damn thing. Also no more 5 story buildings from the 5 to Carlsbad Blvd, none.
Coastline	The geography, coastal beaches, parks, etc.
Coastline	Beach access which is the best in North County. Do not do anything that limits or blocks that access.
Coastline	Clean streets near beach
Coastline	Free access to beaches and walking trails
Coastline	the walkability of the village, and our beautiful beaches
Coastline	ocean beach access with free parking
Coastline	Nature, from beaches to trails to trees. Please leave it natural!
Coastline	Clean beaches
Coastline	The accessibility and visibility of our beaches, the priority we put on parks
Coastline	beaches
Coastline	beaches and open space
Coastline	Natural beauty of beaches, parks and dedication to outdoor activities with sports fields and courts.
Coastline	The ocean walk and downtown
Coastline	beaches, parks, lagoons, trails
Coastline	beaches, small businesses, trails, wildlife, lagoons, and parks
Coastline	Clean, well-maintained city with accessible beaches
Coastline	Access to beach.
Coastline	I love the beaches.
Coastline	Beautiful beaches and parks
Coastline	The sense of community and open land. Less commercial buildings/hotels by the coast.
Coastline	I love that Carlsbad has many undeveloped stretches of beach and ocean.
Coastline	The beach.
Coastline	SAFE AND ACCESSIBLE BEACHES AND PARKS
Coastline	The village's older buildings. Please, no more 3 story buildings, we don't want to look like Oceanside with the tall hotels.
Coastline	The beaches!
Coastline	The beaches and coast.
Coastline	A lot of open space to walk and spend time outdoors - walking trails, beaches
Coastline	The character of the village concept and the fact that beach area parking is free and would stay that way.
Coastline	Not too many big corporate buildings downtown/free beaches and parking
Coastline	Coast and lands/trails preservation
Coastline	Oceans
Coastline	Open spaces of canyon and beach and meadow views
Coastline	The breathtaking oceanfront
Coastline	Open parks and beaches
Coastline	I love the yearly Street Faire, Carlsbad is clean and the stores downtown are family operated and small. The beaches are very clean: no dogs, fires or trash laying around.
Coastline	Plentiful beach access
Coastline	It's not built up near the ocean like oceanside
Coastline	Beaches and lagoons
Coastline	Access to beach, nature open spaces
Coastline	Undeveloped coastline from La Costa to Oceanside (St Malo)
Coastline	The cleanliness around the beaches and neighborhoods
Coastline	Easy access to beach & village
Coastline	The Beaches
Coastline	The beach
Coastline	Local small businesses instead of chains and large corporations. Beach seawall area.
Coastline	The (diminishing) abundance of open space, compared with other coastal communities.
Coastline	The open space and undeveloped areas. Seeing rolling hills and extended vista to the mountains and oceans is pleasant.
Coastline	Please don't allow any commercial buildings to be built or developed near Ponto. Leave the beach free of hotels, businesses and commercialism. Let us enjoy a community beach without crowds.
Coastline	Aquatic centers, and beaches
Coastline	It's beautiful. Great beaches
Coastline	City organized classes and free parking near the beaches
Coastline	the beautiful beaches, nature trails, and great places to eat out
Coastline	Beach Access
Coastline	The Beach (should be free parking)
Coastline	Open space areas and beach
Coastline	beaches
Coastline	Wonderful and well maintained beach walk, parks and paths
Coastline	easy access to beaches.
Coastline	Free parking at the beach and Village
Coastline	Beach and boardwalk.
Coastline	The beaches
Coastline	Open spaces and nature trails, access to the ocean
Coastline	Maintain the green spaces, lagoon, walking trails and easy beach access. Don't overbuild.
Coastline	It's clean and walkable. Love the beaches and restaurants. I'm happy there are no marijuana businesses in Carlsbad.
Coastline	Clean beaches
Coastline	Weather, pristine beach, Carlsbad 5000
Coastline	Clean, accessible beaches
Coastline	Access to the beach walkable downtown
Coastline	I love so much about this city, but above all I love to surf in Carlsbad I don't want the beach to become so overcrowded it is not like home anymore. The growth of tourism is changing Carlsbad and it is not good.
Coastline	Beach replenishment
Coastline	The beach
Coastline	The beaches
Coastline	access to the beach
Coastline	Parks and beaches
Coastline	Beaches
Coastline	Beach boardwalk
Coastline	Our coastline. No more high buildings.
Coastline	The Beach
Coastline	Beach
Coastline	The beaches
Coastline	The beach and parks
Coastline	Beautiful beaches and unique shops/restaurants, not chain restaurants.
Coastline	Access to the beaches and free parking.
Coastline	Open space, beaches
Coastline	Sidewalk at the beach
Coastline	Sand on the beaches

Coastline	Access to south Ponto beach! I live here we're able to park in the sand! Love the rustic feel
Coastline	Beach walkways. Downtown's quaint shops/restaurants
Coastline	The beaches and the village
Coastline	The downtown area and the ocean
Coastline	The beach accessibility and love that there are no dogs on Tamarack beach
Coastline	The parks, beaches, lagoons and walking areas.
Coastline	protected coastline
Coastline	The population density isn't too high by the beach- Hope we don't knock down every single family house with condos.
Coastline	Beaches
Coastline	Carlsbad feels like a hidden gem. There are enough shops in the Village, we can bike where we need to go and the beaches are clean.
Coastline	Our coast. I'm hopeful Carlsbad doesn't turn into Pacific Beach. The downtown is starting to look similar. Please keep our coast open with low buildings.
Coastline	Green space, parks, beaches
Coastline	Well maintained roads parks and beaches
Coastline	Access the beach...open spaces
Coastline	No plazas by the ocean
Coastline	Free parking in downtown Carlsbad and at some beaches
Coastline	No big buildings near the coast everything under 3 stories. Keep the village the same don't bring big business in keep the family businesses.
Coastline	The beaches and open space.
Coastline	The open spaces and stretch of the beach views with no houses there
Coastline	Beach access
Coastline	Access to the beaches; lack of free beach parking is a problem
Coastline	The old village feel. I don't want the continuous building in the Village and along the coast, and especially don't want the power plant to be another hotel or condos.
Coastline	Simple and easy parking. Access to beach and entertainment/dining
Coastline	Clean and beautiful beaches. Not too commercial.
Coastline	Beautiful parks and beaches
Coastline	Clean free beaches
Coastline	Access to the ocean.
Coastline	The undeveloped areas near the beaches, especially the Batiquitos Lagoon area across from Ponto
Coastline	Lovely Beaches
Coastline	Downtown and beach.
Coastline	Beach access and the Village! Free Beach parking!
Coastline	access to beach walk.
Coastline	Small town feel with many amenities and most importantly long stretch of beautiful coast line
Coastline	small town feel do not like the direction of expanding buildings up along the coastline and building into open spaces
Coastline	Natural beauty - beaches, trails, parks
Coastline	The way Carlsbad manages our coastal land
Coastline	Free, easy access to the beach
Coastline	Beautiful beaches along the coastline with great walking paths
Coastline	Coastal access
Coastline	Beaches, beach access. Free to access most beaches.
Coastline	Sandy beaches
Coastline	Beautiful blend of trees, beaches and 92011 is pretty safe.
Coastline	Some of the coastal areas are still fairly undeveloped and that's good
Coastline	Beach and open space access for the public
Coastline	I love the beautiful beaches. They are always clean and they feel safe.
Coastline	The beach boardwalk and beach access
Coastline	Beach view and access
Coastline	the open stretch of coastline around Palomar Airport Rd./Pointsettia that is undeveloped
Coastline	Easy beach and freeway access
Coastline	Open space. Access to lagoons and trails. Better access to beaches.
Coastline	Beach access
Coastline	The beaches and the commitment to maintain and improve.
Coastline	The Village and the coastline. Please hear this...these are precious places to our community. They require Preservation, not destruction, not developers building what we don't want or need.
Coastline	beach access
Coastline	The beach free parking
Coastline	It's absurd that I can't take my dog to walk on leash cars at any Carlsbad parks or beaches. We are considering moving out of Carlsbad 100% for this reason.
Coastline	A dog beach or at least some off leash hours at the beach.
Coastline	Fixing the erosion on three beach bluff off of Palomar Airport
Coastline	Dog beach
Coastline	Provide more parking at the beach. Remove temp. restaurant space that impedes sidewalks. Fewer high density housing in the Village. Am concerned about traffic increases.
Coastline	Bus or shuttle transportation to train station, shops, beaches.
Coastline	More walking path along the beach, parks and good schools. Affordable housing for young people.
Coastline	Better beach access (more parking and trails to and from)
Coastline	Keep the laid back, small town community feel of Carlsbad by ensuring that the coastal beach areas remain as natural, open space with walking and bike trails. Please do not commercialize the coastal area of southern Carlsbad by building hotels, restaurants, shops, etc.
Coastline	Dogs allowed in parks and beaches
Coastline	More level in parking at the beach a light so Carlsbad st beach parking to make a left out of so Ponto beach parking. U turn at la costa is so dangerous.
Coastline	if the sea wall was extended from Cannon to La Costa and more bathrooms and showers were at the beaches
Coastline	Dog beach
Coastline	I think the new potential changes to the coastline will be a huge benefit. More parking down at Ponto and all the way to Palomar area along the beach. Also, there should be a type of cement strand that goes along the eastern edge of the Ponto beach, so people can park in the lot and not drag a ton of stuff in the sand.
Coastline	Many more off-leash trails, a beach area, and GRASSY large open dog parks for our furry FAMILY members!
Coastline	completion of the Coastal Rail Trail with more ways to cross the tracks & lagoons
Coastline	That is a hard one it is so great here, maybe off leash dog park near beach
Coastline	dog beach!
Coastline	Continue to enhance the open space, trails, and beaches.
Coastline	A dog beach or dog hours on the beach.
Coastline	Stop allowing developers to build multi-use buildings in the village and condos at the beach
Coastline	We have got to create safe bike paths along the coast so that we can all enjoy the beautiful outdoors without having everyone needing to drive their cars. Also, we definitely need more pickleball courts at our parks. I cannot fathom how a decision was made at Pointsettia park to add a monstrous dog park instead of adding some additional pickleball courts.
Coastline	That it stays as is. More trails to walk along beach. Rock free beaches at Carlsbad state beaches
Coastline	let us take our dogs for walks on the beach. They are after all part of the family. Also making public transportation more accessible and safe, that would be really helpful.
Coastline	Beach shuttles
Coastline	With the increase in e-bikes, it would be nice to have additional bike paths especially by the beach/in parks rather than on the road
Coastline	Connecting the Coastal Rail Trail between downtown Carlsbad to Cannon road and further south.
Coastline	More enforcement of the "modified exhaust" vehicle noise along 101. Loud vehicles cruising the coast should be discouraged.
Coastline	get rid of the hotels and giant apartment buildings by the beach
Coastline	Add more park space near to the ocean.
Coastline	Prioritize restoration of Buena Vista Lagoon/have pet owners keep dogs off beach and pick up pet waste from sidewalks
Coastline	more ocean restaurants
Coastline	Park in south coastal carlsbad, I ke there is supposed to be
Coastline	A coastal park at Ponto
Coastline	Clean ocean
Coastline	Safer pedestrian and bike pathways to the beach from the La Costa area. More protected bike lanes in general.
Coastline	Beach Parks, greater access to the beaches, no large condo projects or hotels on the beaches.
Coastline	More pickleball courts. Not allowing RVs to park all day in front of public beaches like Ponto.
Coastline	Better/wider sidewalk along beach
Coastline	Safety near beach and certain neighborhoods
Coastline	free beach parking passes for local residents
Coastline	Cleaner downtown, less crowded beaches, more local small businesses
Coastline	Free parking at the beach like it was many years ago.
Coastline	Minimize new development taking away open space for wild life throughfares. Update existing shopping centers instead of building new ones. More parking for beach access. More community gardens.
Coastline	I would like to see more patrol on Coast Highway. Cars speed down the road, drivers are distracted (typically on phones), or smoking weed while parked and then driving off. This is really dangerous for those of us trying to exercise along the coast highway.
Coastline	Affordable housing, more beach parking, housing for the homeless, better pay and support of teachers, real police-reform, and so much more.
Coastline	Ocean view dining that is affordable
Coastline	Retaining open space near beach and 101
Coastline	Make the best use of the limited land Carlsbad has left. We need more parking closer to the beach. Don't put a large park at Ponto, that is the gateway to our Coast. Keep it for hotel, commercial/mixed use that is cohesive with our beach environment. Look at the great job Encinitas did with the new Ailua Mareal
Coastline	More beaches and park spaces
Coastline	View blockage laws to save our ocean views.
Coastline	Charging for parking at the beach, but give Carlsbad residents free parking permits.
Coastline	STOP DEVELOPING, LESS AREAS FOR BIKES TO RIDE, AND A PARK WHERE THE POWER PLANT IS CURRENTLY BEING DISMANTLED ALONG THE BEACH
Coastline	More open spaces besides the beach
Coastline	Bathrooms at the beach, bathrooms in parks, more parks, more open spaces, more trails
Coastline	Protected wild areas along the beach

Coastline	Keep the coast as clear of new development as possible - we do not need more resort like places - the power plant is/was a landmark - that area DOES NOT NEED TO BE A PLACE FOR RESORTS OR HOUSEING
Coastline	Dedicated beach cruising lanes by the coast
Coastline	restrict big hotels along the coast to no more than 2 stories
Coastline	Please make a small part of Tamarack/Carlsbad State Beach dog friendly!!!! I hate having to drive all the way to Del Mar!!!
Coastline	Preserve & protect the remaining green space adjacent to Batiquitos Lagoon as wildlife habitat. Keep a small limited time parking area near the storage facility that couldn't be used for all day beach parking over-sized vehicles. Keep land use access pedestrian only. Also consider a small dog park. Limit commercial development at the old power plant site to open air recreation and green space. Enforce fines for excessive motor vehicle noise.
Coastline	More city sponsored, low cost or free family-friendly activities (parents night out, events like the pumpkin plunge, etc). More free beach parking
Coastline	There should be uninterrupted access for pedestrians and bike along the coast as well as greater access for parking for residents.
Coastline	A coastal park
Coastline	Sand on the beaches
Coastline	The beach parking is very limited and during peak times, we often don't go. Better parking for locals and tourists alike.
Coastline	Reduce crime even further, build more beach walks and trails
Coastline	dedicated East-West bike paths from El Camino Real to beach
Coastline	Pedestrian overpass over tracks at Chestnut to access beach
Coastline	Maintaining our beaches and getting homeless off the streets
Coastline	more parking at the coast for quick and short-term access
Coastline	Stopping development everywhere and stopping all modifications of the natural beach landscape
Coastline	drop the railroad tracks/cover it with a dog park and paths to the beach.
Coastline	A public park in the Ponto area. Southwest coastal
Coastline	1) An upgrade of Ponto beach, 2) a nice bicycle path, 3) replace the RV-park on the coast with gardens and beach access that the community can enjoy!
Coastline	Leashed dogs allowed on beach
Coastline	Create walking park by the natural beauty by the ocean
Coastline	Bring send to South Carlsbad state beach
Coastline	More attention paid to South Carlsbad starting with access to Ponto beach without driving north or making numerous (and often illegal) Uturn
Coastline	Dog Park/Dog Beach
Coastline	Less development at the beach and more parking at Ponto MORE SAND AT PONTO BEACH
Coastline	continued beach maintenance
Coastline	Dog friendly beach
Coastline	Public access to new developments on coast where the lower has been taken down recently for potential beach and tenant or hotel construction
Coastline	make so. carlsbad blvd 1-way north (2 lanes already, best ocean views in all north county) retired 2 southbound lanes make them linear park = lookouts, benches, parking, walking trail, this is our jewel and cheapest way to retire these lanes which the ocean is reclaiming anyway; best use of precious coastal views, beach access; loop southbound through paseo del norte which would also allow 2 lanes going east over the palomar airport rd. tiny bridge over the rr tracks (this bottleneck backs up traffic and would be better traffic flow if 2 lanes east and no westbound traffic, westbound traffic diverted to paseo del norte to poinsettia west to so. carlsbad blvd. north for easy loop to limeshare/very few homes, hilton garden view hotel, solamar = best ocean view along entire carlsbad coastline!) thank you for this consideration, carlsbad is special and this small stretch of coastline is both unique and stunning, a really great entrance into carlsbad from all points south
Coastline	Progressive leadership to preserve the coastal open spaces for generations to come.
Coastline	More ease of accessibility to the beach for beach go-ers, & parking
Coastline	Curb coastal development
Coastline	Use oceanfront (i.e. power plant space) for PUBLIC benefit like parks or open space. Carlsbad has more than adequate oceanside hotels now. The amount of open commercial office space in business parks is staggering. How can these spaces be used for the benefit of the people of Carlsbad? In my 25 years as a resident, I believe the Bud Lewis vision for limited commercial development has been substantially violated. Tax revenue should not drive all decisions.
Coastline	More parking at the beach- possibly. Not sure how this would affect traffic and the overall beach going experience.
Coastline	Protect our neighborhoods, businesses, open spaces and beaches.
Coastline	Greater access to beach and coastline green belt.
Coastline	More bike paths that connect, ie the rail trail all the way to the southern edge of Carlsbad, skateparks for kids, a mountain bike park, more green space and open space along the coast, safer crossings on coast highway especially south of the tamarack jetty
Coastline	More open space - particularly by the beach fewer new businesses that add traffic.
Coastline	More parks and free parking at the beach
Coastline	More parking for access to the beach
Coastline	A dog beach
Coastline	Get rid of the bums at the beach...homeless.
Coastline	Better development of beaches, sports facilities, hiking trails
Coastline	More beach front parks/space
Coastline	World renowned pedestrian corridor along coast from northern/southern city limits
Coastline	Stop green-lighting projects like the hotel near Ponto that effectively transformed an amazing "local" beach where families and friends could meet into a tourist destination that blighted some incredibly rare open space. The short-sightedness of this decisions is incredibly stupid.
Coastline	We need more beach parking, more walking trails by the beach and stairs down to the beach. San Clemente is doing it right and Carlsbad could take a page out of their book. Their beach access is fabulous. They also have a miles long trail next to their railroad tracks.
Coastline	Free beach parking and more of it.
Coastline	no more hotels. preserve open space. don't crowd our beaches with tourists by adding more hotels. keep our community beautiful and safe for its residents.
Coastline	Dog friendly beach. And regulation in hotels
Coastline	Dog beach
Coastline	Lock down all open space in particular along the coast. Stop building new tract housing developments
Coastline	Police patrol along the beach.
Coastline	Remove more homeless. They sleep in benches by the beach and if we are not proactive the problem will only get bigger. Encinitas is having major issues trying to "help" homeless but are actually attracting more. We need to need to help those who want to contribute to the city and move along those who are taking resources and trashing areas or making it unsafe due to mental illness.
Coastline	We need more recycling receptacles at the beaches.
Coastline	Easier access to beach and less restrictions on beach.
Coastline	A dog beach, even if it is only for part of the year like Del Mar.
Coastline	Bring back Koko Beach Restaurant, add in a dog park or beach, stop building more new homes, and do an awesome recreation park area by beach where power plant was.
Coastline	Less destructive behavior to our beaches and open spaces by visitors
Coastline	More parking for beach access. Stop overbuilding with inadequate parking.
Coastline	Redevelop the ponto area south of the Hilton to include open space, restaurants, coffee shops. South Carlsbad needs a coastal community space. But not big resorts.
Coastline	If you made Coast Highway more pedestrian and family friendly with less traffic
Coastline	parking spaces at the beach
Coastline	Add a walking Pier over the Ocean.
Coastline	Easy parking in the village and at the beaches
Coastline	Quaint high end centers for restaurants and retail walkable for neighborhoods outside the village. Development in Robertson Ranch doesn't seem to be underway anytime soon, we bought in this neighborhood because of that promise. It would also be nice for Carlsbad City Council to require new developers put in pocket parks that appeal to children over the age of 10. Tot lots are outgrown quickly and leave no activity option within walking distance in the neighborhoods for 10-15 year olds to shoot hoops or use a backstop for handball. The main parks in Carlsbad are too far from home for children to walk to. The intense mandate by the city to control basketball hoops in front of peoples homes is too much, especially when they are located in culdesacs and several neighborhood kids from surrounding streets come to enjoy. Carlsbad City can be uptight with rules and control. This isn't news but it would be awesome if RV's were banned from parking at the beach, they take up all the parking spots all summer and make it extremely difficult for residents to park and enjoy the beach. We pay melo-roos in addition to regular property taxes, we pay a premium to live in Carlsbad it would be nice if we could easily enjoy beach parking with residents stickers that are issued to home owners who provide documents. There should be a perk to the people who pay to keep this city earning the revenues it does. We've been business owners in Carlsbad since 2003, we pay business tax as well, the tax we pay simply maintains our ability to live and work here. Perks for native residents and business owners would be nice.
Coastline	A park near the coast.
Coastline	More casual restaurants on or close to the ocean and shopping!!
Coastline	If you would reverse your recent decision for the undeveloped areas around Ponto Beach and address the open space and park deficits in this quadrant.
Coastline	Two things: KEEP Palomar Airport D2 and runway at 200 feet extension. Also, create a rational plan for beach sand replenishment
Coastline	Make more open space and youth sports fields. And do something with the open space. Make the power plant into a community meeting area with a live music venue and a few restaurants, bars, or space for food trucks. Actually have some space in the coast that residence and tourists can go to rather than more hotels
Coastline	Connected hiking trails and bike trails, outdoor cafe/restaurants outside the village, more green space near the beaches
Coastline	Better bike lanes in some areas. Parking by beach.
Coastline	Strict adherence to No pets, skateboard or bicycles on beach and sea wall. I have seen a lot of them lately.
Coastline	A robust program to prevent Carlsbad's contribution to ocean pollution. This should include funding for a full-time engineer specialized in Standard Urban Stormwater Mitigation Plan (SUSMP), who is responsible for ocean-related programs including review and approval of BMP initial design, inspection of initial installations and subsequent monitoring of BMP installations. This will ensure the City of Carlsbad meets requirements for the MS4 Permit, and will help keep our most precious asset, the ocean, clean.
Coastline	Some snack bars on the beach
Coastline	Make the beach more accessible. Parking is a problem. Add shuttles/trolleys from park & ride. Build protected bike paths that will make beach more accessible by bikes. Build parks/coffee shops/little food places on Ponto to allow the residents sit down and enjoy the beautiful ocean views
Coastline	stop so ling out to big businesses/hotels on our beautiful coastlines. Keep from growing tall buildings and too many of them
Coastline	Better beach access and amenities (restrooms, parking, places to eat/drink near the sand)
Coastline	Maximize parking for beach area, but try to limit traffic in those areas. Maybe diagonal parking in places that make sense.
Coastline	priority/some reserved spaces for locals at coastal campgrounds; better kid-friendly beaches (like moonlight beach in Encinitas)
Coastline	Better access to beaches including more parking like diagonal parking
Coastline	Fewer homeless, allow dogs on the beach on leash
Coastline	less dog poop runoff into ocean when it rains
Coastline	More ethnic diversity. And maybe more beach parking?
Coastline	Better beach access, e.g., train track crossing at Chestnut
Coastline	Expand dog park hours, add dog beach section, expand youth sports options

Stakeholder Meeting Summary Reports and Associated Input Documents

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 3, 2022
Organization:	Batiquitos Lagoon Foundation
Attendees:	Deborah Mossa (Board Vice President), Lance Schulte (Board Member)
Project Team:	Nathan Schmidt (Transportation Planning and Mobility Manager), Kyle Lancaster (Parks and Recreation Director), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	Batiquitos Lagoon Foundation priorities include coordination, trail connections, habitat preservation, water quality and access.
Concerns:	<ul style="list-style-type: none">• Ensuring coordination with the state.• Batiquitos Lagoon, endangered species and surrounding habitat.• Runoff/harmful chemicals coming into Batiquitos Lagoon (an impaired body of water).• Ultimate sea level rise consideration.• Emergency response times.• Project costs.
Priorities/Needs	<ul style="list-style-type: none">• Preserve and increase open space for wildlife.• Improve connectivity (human/bike access, trails and habitat).• Plot and account for long-term sea level rise impacts.• Clearly map fresh water and coastal endangered species habitat and how they will connect. Protect and connect habitat areas.• Provide water quality testing and mitigation through natural detention basins to clean the water. Conduct dry and wets season water testing. Implement water quality control measures.
Requests:	<ul style="list-style-type: none">• The Batiquitos Lagoon Foundation is striving for a contiguous trail along the north shore of Batiquitos Lagoon. Complete a unified trail system. Ensure connectivity and a contiguous trail from sand to sea.• Parking developed to the west would be a concern.• Provide restrooms.
Questions:	<ul style="list-style-type: none">• How will our organization's feedback be communicated to City Council?• What is the project timeline?• Can you provide data for this project's estimated cost?• What is the water quality method being used and what are the impacts from stormwater?• Can you provide more sea level rise analysis data and plot long-term sea level rise on alternatives?

	<ul style="list-style-type: none">• How can the Rosalina Trail and San Pacifico Trail extension relate to additional open space or trail connections?• Is there any plan to reduce lane capacity from four lanes to two lanes?• Are emergency response times being considered?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 24, 2022
Organization:	Bike Walk Carlsbad
Attendees:	Judy Frankel (Chairperson), Michael von Neumann (Member)
Project Team:	Nathan Schmidt (Transportation and Mobility Manager), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach), Jessica Ceja (Public Outreach)
Summary:	Bike Walk Carlsbad is interested in connectivity and improved access to the beach and trail systems. Bike Walk Carlsbad would like a reduced speed limit to improve safety. Bike Walk Carlsbad is concerned about commercial development.
Concerns:	<ul style="list-style-type: none">• Commercial development.• Over commercialization.• Speed limit.• Incomplete trail system.• Gated trails.
Priorities/Needs	<ul style="list-style-type: none">• Move the road off the beach.• Single lane of traffic in each direction.• Implement traffic calming.• Lower the speed limit.• Improve mobility.• Connect trails to the beach.• Complete a holistic trail system, including the Coastal Rail Trail.• Open gates to trails.• Include as little commercial as possible.
Requests:	<ul style="list-style-type: none">• Include wide buffered Class 2 bike lanes.• Include a separate facility with different kinds of pavement (for runners, walkers, strollers, etc.).• Add a protected separate bikeway but not on or next to road.• Have a single lane of traffic in each direction.• Utilize roundabouts.• Get rid of signals.• Open a green area to enjoy the outdoors.• Leave the area wild.
Questions:	<ul style="list-style-type: none">• Can you please provide contact information about the trails?• Are all departments working on the connectivity issue and this project together?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	January 31, 2022
Organization:	Cape Rey Carlsbad Beach and Hilton Garden Inn Carlsbad Beach
Attendees:	Bill Canepa (Owner of Wave Crest Resorts), Rob Stirling (Cape Rey Carlsbad Sales and Marketing Manager), Thomas Lee (Cape Rey Carlsbad Area General Manager)
Project Team:	Tom Frank (Transportation Director), David Graham (Chief Innovation Officer), Gary Barberio (Deputy City Manager Community Services), Nikki Matosian (Community Relations Manager), Melina Meza (Public Outreach Team), Tiffany Metti (Public Outreach Team)
Summary:	Hilton is interested in the access and dining/entertainment possibilities that this space could provide guests. They are also interested in the possible traffic calming measures.
Concerns:	<ul style="list-style-type: none">• Ocean view obstruction.• Construction disruptions.
Priorities/Needs	<ul style="list-style-type: none">• Implement measures to slow down traffic.• Include both tourist and resident uses.• Improve bike and pedestrian access.• Maintain bike lane continuity.• Provide improved access for their guests to walk the area and access the beach.• Include entertainment/dining options.• Traffic calming, biking and hiking, beach access, view obstruction mitigation and safe access for guests.
Requests:	<ul style="list-style-type: none">• Provide more information as the project moves forward.• Not enough night life in Carlsbad, possibly add an amphitheater or concert venue.• Prefer two-lanes, one in each direction if feasible and sustainable.
Questions:	<ul style="list-style-type: none">• What will occur with the 10-acre area near Palomar Airport Road?• Will the east portion of Palomar Airport Road be changed?• Could the road sustain two lanes only (one in each direction)?• Are there hopes to work with the state on beach access?• Are there plans to move the northbound lanes? How will this impact the hotel entrance?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	January 26, 2022
Organization:	Circulate San Diego
Attendees:	Dara Braitman (Director of Planning)
Project Team:	Tom Frank (Transportation Director), Nathan Schmidt (Transportation Planning and Mobility Manager), Nikki Matosian (Community Relations Manager), Melina Meza (Public Outreach Team), Tiffany Metti (Public Outreach Team)
Summary:	Circulate San Diego is pleased to see possible improvements that fall in line with their mission. Circulate San Diego indicated that they liked the idea of opening up space. However, engagement will be important to the project.
Concerns:	<ul style="list-style-type: none">• Equity.• Equal access to the area for all.• Pedestrian safety.
Priorities/Needs	<ul style="list-style-type: none">• Include elements that accommodate everyone, for example, elements that accommodate wheelchairs (such as a playground for children in wheelchairs).• Implement measures to slow down traffic.• Include elements to show that it is a pedestrian area.• Create a sense of place, to get people to be more cognizant that the area is a pedestrian space, as opposed to a highway.
Requests:	<ul style="list-style-type: none">• Provide more information as the project moves forward.• Upon very initial review and at face value, would like two lanes to create a slowed down corridor.• Possibly add a sexy cycle track.• Add murals and race crossings to delineate the pedestrian area and create a sense of place.
Questions:	<ul style="list-style-type: none">• Where will traffic go and where will connectors land?• What are the effects of moving traffic?• Where would parking access lie?• What are the bike connections and any gaps for cyclists?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	March 21, 2022
Organization:	City of Carlsbad Parks and Recreation Commission
Attendees:	Commissioners Chair Luna, Vice Chair Martinez, Commissioners Allemann, Steketee, Sebahar and Winston Absent: Commissioner Thorp
Project Team:	Kyle Lancaster (Parks and Recreation Director), Nikki Matosian (Community Relations Manager)
Summary:	
Concerns:	<ul style="list-style-type: none">• Comprehensively plan the entire realignment. Plans for the one mile will impact the rest of the area. Two vs. four lanes would impact how much land is available.• Consider all the constraints that need to be overcome when repurposing the land and the associated costs.• Consider that the project only repurposes, does not create new land.• Per a 2001 city feasibility study, only 4 to 10 acres are even possible to be created.• Address the city's failing park system by requiring more park land from developers and improving the amount of city park land and access to those parks.
Priorities/Needs	<ul style="list-style-type: none">• Look at trails. Focus on recreation for bikers, walkers and runners.• Build parks close to where people live. There are a couple hundred homes that do not have a park to which they can walk. Kids kicking a ball along the sidewalk with some grass on one side or the other, next to a major highway is not a park.• Move the road. This coastline is eroding slowly. From a climate change perspective this project makes sense.• Provide numerous opportunities for feedback.• Make the project equitable for the area and those that travel through it.• Consider all forms and sources of funding.• Review all documents before forming opinions on the project.• Parking is a premium; extra parking is a good thing but having open space and not paving it over is important.

Requests:	
Questions:	
Next Steps:	

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 7, 2022
Organization:	City of Carlsbad Traffic and Mobility Commission
Attendees:	Commissioners Linke, Penseyres, Fowler, Coelho and Proulx Absent: Chair Perez
Project Team:	Tom Frank (Transportation Director), Nikki Matosian (Community Relations Manager)
Summary:	
Concerns:	<ul style="list-style-type: none">• People think there are already traffic problems.• People are skeptical and inquiring how many high rises will be built on the open area.• Against any major developments along the coastline
Priorities/Needs	<ul style="list-style-type: none">• Supports movement of the road to the east and open up the entire area for public use.• Area is a large piece of wide open land which give us a lot of options to put in nice bike lanes which could be separated as there are not a lot of intersections.• Carlsbad Blvd is a good candidate for a road diet
Requests:	
Questions:	<ul style="list-style-type: none">• What's the current zoning? Where would commercial be allowed?• Do we know the traffic volumes now?
Next Steps:	

Carlsbad Coastline Project

Outreach Meeting Form

Date:	March 10, 2022
Organization:	Encina Wastewater Authority
Attendees:	Scott McClelland (General Manager), Alicia Appel (Director of Environmental Compliance)
Project Team:	Tom Frank (Transportation Director), Katie Hentrich (Climate Action Plan Administrator), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	Encina Wastewater Authority is interested in preventing flooding at Encina Creek. Encina Wastewater Authority indicated that over course of this project, the City of Carlsbad might consider the area as it relates to potential mitigation. Encina Wastewater Authority would like to work in collaboration with the City of Carlsbad, Seapointe Resort and regulatory agencies to address debris removal and maintenance to keep the area clear and protect important infrastructure.
Concerns:	<ul style="list-style-type: none">• Flooding of Encina Creek.• Drainage maintenance.• Infrastructure protections.• Environmental disaster.• Sensitive habitats.• Water sheds.
Priorities/Needs	<ul style="list-style-type: none">• During the course of this project, be aware of and consider the portion of Encina Creek that runs from Encina Wastewater Authority.• Include Encina Wastewater Authority in any discussions regarding restoration and maintenance of this area.• Consider opportunities to utilize this area as project mitigation.• Consider this area and the Encina Wastewater Authority as the City of Carlsbad plans the area including transportation planning, open space and wetland mitigation and restoration.
Requests:	<ul style="list-style-type: none">• Partner on mitigation planning.• Share resources.• Prevent overnight parking and people accessing sensitive areas.• Set up boulders to prevent vehicles from littering on the beach.
Questions:	<ul style="list-style-type: none">• Does the City already have a plan for clearing the drainage?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 23, 2022
Organization:	Friends of Cardiff and Carlsbad State Beaches
Attendees:	Stephen Flynn (Board of Directors), Deborah Flynn (Board of Directors)
Project Team:	Nathan Schmidt (Transportation and Mobility Manager), Kyle Lancaster (Parks and Recreation Director), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	Friends of Cardiff and Carlsbad State Beaches are interested in open space, recreation opportunities and accessibility. Friends of Cardiff and Carlsbad State Beaches would like to see ongoing collaboration with state parks in improving this area of land.
Concerns:	<ul style="list-style-type: none">• Bluff stability.• Changes to topography.• Speed limit.• Traffic volumes.• Two-lane traffic that would increase backups.
Priorities/Needs	<ul style="list-style-type: none">• Improve accessibility.• This is an opportunity for recreation, exercise, etc.• Include areas for passive recreation and a grassy area for informal play.• Provide for safe walking and biking.• Separate pedestrian and rider tracks.
Requests:	<ul style="list-style-type: none">• Work closely with the state.• Minimize disturbances.• Make Old Highway 101 more accessible.• Add more walkways (pathways/trails).• Include restrooms.• Improve parking.
Questions:	<ul style="list-style-type: none">• Will the city talk to the state to improve their land?• Will the area with the dip be transformed and alleviated?• What other groups have you talked to?• When is the power plant being removed and are you considering it when designing this project?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	March 3, 2022
Organization:	Hanover Beach Colony
Attendees:	Lisa Dannenfeldt, Skip Coomber, Dana Andrews, Diane O'Connell, Stephanie Connolly, Chris Wheeler, Phong Le, Tim Easton, Craig Dunn, Ann Rhoads, Thomas Brislin, phone participant.
Project Team:	Nathan Schmidt (Transportation and Mobility Manager), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Anika Fisch (Public Outreach Team)
Summary:	Hanover Beach Colony is interested in maintaining open space and improved pedestrian and bike opportunities. Hanover Beach Colony is concerned about traffic, overcrowding and safety, as well as impacts to views and the environment.
Concerns:	<ul style="list-style-type: none">• Overcrowding.• Traffic and congestion including recreational vehicle traffic.• Parking directly across from homes.• Road/traffic encroaching closer to homes.• Safety.• Speeds.• Impacts to the views, environment, sensitive habitat and vegetation.• Sea level rise.• Commercial development.
Priorities/Needs	<ul style="list-style-type: none">• Reduce the speed limit and make streets safer.• Separate bike and pedestrian areas.• Preserve open space.• Maintain views.• Improve Old Highway 101 for pedestrians, add greenery.• Protect emergency response times.
Requests:	<ul style="list-style-type: none">• Add playgrounds and dog park.• Do not add commercial buildings, especially not near homes.• Include farmer's markets and small local businesses but keep them away from homes and limit building structures.• Do not make this area like north Carlsbad or Venice Beach.• Make the area more like a mini-Monterey.• Look to Heisler Park in Laguna Beach as an example of a good use of the cliff with walkways and vegetation.• Look at surrounding land uses.• Be considerate of the equity of park spaces in the south.• Keep four lanes to prevent more traffic.

Questions:	<ul style="list-style-type: none">• How far out is the project?• What impact does the Coastal Commission have on this project?• What is your vision for local businesses?• Would anything impact views?• Does this count as open space?• Is Old Highway 101 part of this project?• Do you have specific examples of what the community wants?• Would this plan impact the emergency response time in our neighborhood?• What are we doing with the powerplant that is being dismantled?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 3, 2022
Organization:	Lakeshore Gardens
Attendees:	Lizanne Clark (Board Vice President), Connie Shorr (Community Board Secretary), Robin Ferencz-Kotfica (Web Administrator), Kathee Eskridge, (Carlsbad Resident), Margie (Joined via phone)
Project Team:	Nathan Schmidt (Transportation Planning and Mobility Manager), Nikki Matosian (Community Relations Manager), Jessica Ceja (Public Outreach Team), Tiffany Metti (Public Outreach Team)
Summary:	Lakeshore Gardens is interested in the possibilities, including more open space, more areas for walking and added locations to look out over the lagoon. Lakeshore Gardens would like some public amenities considered in planning.
Concerns:	<ul style="list-style-type: none">• Different modes of transportation operating in the same area.• Limitations on people walking their dogs.• Unsafe walking paths.
Priorities/Needs	<ul style="list-style-type: none">• Add more paved walkways with dividers for walkers and bicycles.• Provide a recreational area that is pedestrian friendly.• Consider families with strollers and wheelchair access.• Improve parking access.• Increase places overlooking the lagoon and pockets of solitude.• Add a bathroom and washroom. Make the restroom area paved.• Add a snack bar, benches, and picnic tables.
Requests:	<ul style="list-style-type: none">• Maintain the natural environment, habitat and open space.• Maintain high elevations for views.• Consider an electric bus with hop-on-hop-off possibilities going up and down the coast.• Look into the Ponto Dr. area to see how it could be beneficial for public use.• Clear up confusion that this area will be developed vs. open space.• Provide more information as the project moves forward.
Questions:	<ul style="list-style-type: none">• I hear property to the south was sold to a developer and they are implementing a hotel?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	March 1, 2022
Organization:	South Carlsbad Residents/Neighbors
Attendees:	Steven Rigler (Lanikai), Victor Cavataio (Poinsettia Cove), Kris Doan (San Pacifico/Santander), Babs Soller (Poinsettia Cove), Ms Wright (Kris Wright), Lamia Nahoul (Poinsettia Cove), Barbara Campbell, Lara Nelson (Waters End), Donald Keisler, Hilary Kooyers (Lanikai), Nancy Adams, Bruce Kaldor (Poinsettia Cove), Paul Gros (San Pacifico), Joseph VanBeeck (San Pacifico), Gary McGrath (San Pacifico), Hope Nelson, James Betts (Lanikai), Diana Cavallaro (Lanikai), Glenn Speirs (Poinsettia Cove), Jeanette Weeks, Glenn Rhoades, Michael Supancich, two joined via phone
Project Team:	Tom Frank (Transportation Director), Nathan Schmidt (Transportation and Mobility Manager), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	South Carlsbad residents are interested in preserving the natural beauty and open space of the area for future generations. They would like to see safer streets by implementing reduced speed limits and separated pedestrian and bike facilities.
Concerns:	<ul style="list-style-type: none">• Commercial development.• Traffic, congestion and associated noise.• Beach access.• Views.• Pollution and ecological changes.• E-bikes.• Sand retention.
Priorities/Needs	<ul style="list-style-type: none">• Improve beach access. Add stairs to climb down the bluff.• Include open space, trails, a strand for biking and walking and recreational areas.• Include separated pedestrian and bike facilities.• Improve connectivity as well as street and intersection safety, including shorter crossing distances.• Slow the speed limit and reduce noise.• Add seating areas/benches.• Implement a U-turn to circle back to Ponto.• Keep people on electric bikes off the sidewalks.• Plant drought resistant trees and plants.

<p>Requests:</p>	<ul style="list-style-type: none"> • Keep the coastline natural and do not add any development. • Make this mindful, comprehensive development. • Preserve the area for future generations. • Maintain an area for healthy living. • Make workshop times more accessible, especially for families. • Create space for events such as concerts, weddings, etc. • Look at the 15th Street Park in Del Mar as inspiration. • Move the south campground service shed area, which is often vacant, to the north end of the campground and incorporate that land as part of a park. • Complete the Coastal Rail Trail Project. • Include trees to attract more raptors that can keep squirrels from eroding the cliffs with burrowing.
<p>Questions:</p>	<ul style="list-style-type: none"> • Will this come to a city-wide vote? • If approved, when would this project start? • Is there a pilot project? • What is the current and proposed land use and zoning? • How do we handle the traffic from hotels and event facilities already being built? Will this project include this traffic in the analysis, to ensure traffic will not be further compounded? • Would the roadway be closer to residents?
<p>Next Steps:</p>	<p>Provide updates on later phases.</p>

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 14, 2022
Organization:	North County Cycle Club
Attendees:	Norval Lyon (President), Kenneth Chin-Purcell (Vice president)
Project Team:	Nathan Schmidt (Transportation Planning and Mobility Manager), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	North County Cycle Club is interested in improving safety and reducing points of conflict for cyclists. North County Cycle Club would like to see improved and separated, pedestrian and bike facilities, public restrooms, safe parking implementation and a low stress network.
Concerns:	<ul style="list-style-type: none">• Accommodating all modes of transportation.• Points of conflict and stress for cyclists, including intersections, freeway crossings, and parallel parking with cars backing into cyclists.• Narrow bike lanes that cause safety issues.• Lack of a dedicated pedestrian facility.
Priorities/Needs	<ul style="list-style-type: none">• Add sharrows.• Add restroom facilities.• Separate bike and pedestrian facilities.• Clearly delineate bike lanes.
Requests:	<ul style="list-style-type: none">• Consider e-bikes and where to put them.• Avoid/do not like cycle lanes that are completely enclosed.• Improve pedestrian facilities so they do not spill into bike lanes.• Choose Class 1 over protected Class 4.
Questions:	<ul style="list-style-type: none">• What is the contemporary thinking about roundabouts?• Where would you put e-bikes?• Is there something you can do to make turns safer for cyclists?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 23, 2022
Organization:	People for Ponto
Attendees:	Jane Naskiewicz (Committee Member), Lance Schulte (Committee Member)
Project Team:	Tom Frank (Transportation Director), Nathan Schmidt (Transportation and Mobility Manager), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	People for Ponto is interested in addressing the open space and park deficit in the area. People for Ponto wants to ensure comprehensive planning, added open space and quality park space. People for Ponto wants places for children to play and habitat protection. People for Ponto wants this area to be thoughtfully planned in partnership with the community's longstanding requests and in the context of the legacy opportunity it provides for future generations.
Concerns:	<ul style="list-style-type: none">• Bifurcation.• Ensuring comprehensive planning.• Ensuring thoughtful use of dwindling vacant land.• Significant open space deficit.• Area density and insufficient park space/areas for children to play.• Playing near natural habitat, which is detrimental for overall safety and habitat preservation.
Priorities/Needs	<ul style="list-style-type: none">• Provide 30 acres of (Growth Management Plan) useable open space, within Local Facilities Management Plan Zone 9.• Provide a 7-acre real park, not a thin strip of land.• Include a grassy, multi-use open space in the Ponto area with sufficient land area for people to spread out and play.• Provide quality park space (not next to a major highway or the associated noise and other impacts). The promenade is a walkway not a park.• Include places to watch the sunset in a tranquil park experience.• Implement accessible parking, including added parking at the beach so it is safer to access and walk on the beach at night.• Add a soccer field.
Requests:	<ul style="list-style-type: none">• Provide clarity on how much useable land is available when factoring in sea level rise, constraints and opportunities.• The City of Carlsbad needs to make the investment in the community, which the community has been asking for over the past seven years. Fund and make it happen.

	<ul style="list-style-type: none"> • Review and utilize the maps and materials provided from our organization to the City of Carlsbad. • Engage with the San Pacifico Community as a full partner. • Enforce open space requirements. • Correct the issue of this highly dense area lacking a park. • Increase places for children to play, which is not the street or near wildlife habitat. • Take a comprehensive approach to planning the area, including overall connectivity and coordination with the state. • Implement comprehensive planning and coordination the first time around as this redevelopment opportunity will not be available again. • Realize the importance of the project as it relates to the future of Carlsbad and a legacy for generations.
<p>Questions:</p>	<ul style="list-style-type: none"> • Is there any city policy regarding what issues are connected and which are not? • What is the stance on the campground and is the city going to lose that land? • Will this feedback be reported to City Council?
<p>Next Steps:</p>	<p>Provide updates on later phases.</p>

People for Ponto Citizen Input on Coastal South Carlsbad PCH Modification Proposal: 1 of 2

Since 2017 People for Ponto Carlsbad citizens and visitors and other north county citizens have provided the City and CA Coastal Commission (CCC) with extensive documented data files, overwhelming public testimony, and well over 5,000 public comments/desires, on the future of Ponto, and Coastal South Carlsbad as part of Carlsbad's proposed Local Coastal Program Amendment, Parks Master Plan Update, Housing Element Update, many years of City Budget input, and now the 'PCH Modification Proposal'.

The overwhelming Citizen issues raised since 2017 are still the same, and all this input since 2017 should be again be incorporated in the City's PCH Modification Proposal. The following lettered bullets A-R summarize some key facts Citizens raised since 2017. These facts are still relevant; and applicable to the PCH Modification Proposal.

- A. Existing land use at Ponto (census block 06071.17813.1) is developed at a population density 35% more dense (population per land square mile) than the rest of the Carlsbad. Ponto's 35% higher population and development density is a result of City land use planning that increased residential land use, did not provide City Parkland, did not require Ponto developers to provide their required useable Open Space at Ponto; and eliminated 12.8 acres of prior planned Coastal Recreation Commercial land use at Ponto. Census data reflects the City created Park and Open Space inequities and increased residential land use from elimination of 12.8 acres of Coastal Recreation land use.
- B. There is so little remaining unconstrained Vacant Coastal land left in Ponto and Carlsbad to correct documented City Park Inequities at Ponto and the complete lack of a Coastal Park for South Carlsbad, along with providing an adequate amount of the other CA Coastal Act High-Priority land use – low-cost visitor accommodations. Once the last bits of Vacant Coastal Land are developed they are lost forever as a means to address long-term Coastal land use needs. Ponto Vacant Lands include 11-acre Planning Area F, 14-acre Kam Sang site, and 5-acres of City's Site 18.
- C. The proposed PCH Modification Proposal does not buy any new vacant land but is a final attempt to try to rearrange PCH right-of-way landscaping and/or by reducing roadway capacity. Rearranging PCH land may add some more useable area beyond the existing parkway areas along PCH. The net usable amount may be modest, but should be accurately compared with the existing usable parkway areas. See attached City PCH map, with notes on various existing and required land and land use features from the City's 2013 PCH Modification Design, along with some potential issues.
- D. Sea level rise impacts will impact/reduce much of the State Park and Campground at Ponto – a CA Coastal Act High-priority land use. See 7-page Sea Level Rise & Carlsbad's LCP projected/planned Loss of Open Space at Ponto data file provided to the City & CCC.
- E. Carlsbad's Coastal land use planning of the Ponto Vacant Lands, and/or potential useable areas from a PCH Modification will be the last, final, and only means Carlsbad and CCC have to address the Forever or Final CA Coastal Act high-priority land use needs at Ponto and South Carlsbad and how these areas will finally provide Coastal Recreation and low-cost accommodations land uses for the growing amount of CA residents and visitors.
- F. As the Final Local Coastal Program (LCP) Amendment for Carlsbad, what land uses are ultimately approved by the CCC in the next year or two will Forever define Carlsbad's final amount, distribution and quality of City Park land and 'High-Priority Coastal Land Uses' – Coastal Recreation and Low-cost Visitor Accommodations. The CCC approved LCP Amendment will Forever lock-in the amount of City Park land, Coastal Park land and 'High-Priority Coastal Land Uses' to address the Forever population and visitor growth needs for these land uses. Already these Coastal land uses are heavily used and many-times demand exceeds supply. See 30-page Coastal Recreation land use data file provided to the City and CCC.

- G. Sadly Carlsbad requires/provides 40% less City Park land than the Cities of Encinitas and Oceanside require/provide. Sadly Carlsbad also promotes Park Inequity by not requiring developers (and City) to provide Carlsbad Parks adequately and equitably distributed so as to be within accessible walking distance of all residences. Encinitas and Oceanside require developers (and City) to provide parks accessible to all. Carlsbad is also below average nationally in providing both park acreage and walkable accessibility to parks. The lack of City Park acreage and accessibility is clearly evident at Ponto. Carlsbad's Park Master Plan maps Ponto as an area 'unserved by City Parks' and area of 'Park inequity' where future City Park investments should be made. See 30-page Coastal Recreation land use data file provided to the City and CCC.
- H. The CCC rejected Carlsbad's Ponto Vision Plan in 2010 because it failed to address the need for 'high-priority Coastal Land Uses' at Ponto ("i.e. Public Park" and low-cost visitor accommodations) – specifically Planning Area F's land use requirement in the 1996-current Local Coastal Program. See 5-page Planning Area F Existing LCP LUP & CCC direction data file provided to the City and CCC.
- I. Oddly Carlsbad's 2015 General Plan again followed the Ponto Vision Plan that the CCC rejected in 2010 and again in 2015 the City failed to address the need for these "high-priority Coastal Land Uses" at Ponto – specifically Planning Area F's land use requirement in the 1996-current Local Coastal Program. Carlsbad Public Records Request # 2017-260 asked to see City compliance with Planning Area F LCP Policy and no records of City compliance with that LCP Policy was provided. See official Carlsbad Public Records Request #2017-260 and 5-page Planning Area F Existing LCP LUP & CCC direction data file provided City and CCC.
- J. The CCC provided Carlsbad with specific comments in 2017 on how to address Planning Area F's LCP requirement on providing for the need for "high-priority Coastal Land Uses" at Ponto and citywide. See 5-page Planning Area F Existing LCP LUP & CCC direction data file provided to the City and CCC.
- K. Carlsbad's official Public Records (R002393-092121) also show that since the 1980's Carlsbad did not comply with Mello II Segment Local Coastal Program land use policies regarding providing for future "high-priority Coastal Land Uses" – Parks and Campground expansions. See Oct 8, 2021 email provided to the City and CCC.
- L. Carlsbad's 2017 & 2020 Sea Level Rise Report shows Ponto/South Carlsbad will lose over 32-acres of "High-priority Coastal Land Use" due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) in Carlsbad's General Plan. See 7-page Sea Level Rise & Carlsbad's LCP projected/planned Loss of Open Space at Ponto data files provided to the City and CCC.
- M. Carlsbad's 2015 General Plan did not consider the 2017 & 2020 Sea Level Rise data. New actions and a new General Plan are needed to address this 32+ acre loss AND State required unlimited increase in population/visitor demand for "High-priority Coastal Land Uses".
- N. The State of CA has recently temporarily (and maybe permanently) mandated in SB 330 that Cities must plan to accommodate unlimited growth in population visitors forever. Yet SB 330 and the State of CA has not similarly required cities to plan to adequately meet the unlimited population and visitor demand for City Parks, and for CA Coastal Act high-priority Coastal Recreation and Low-cost Visitor Accommodations. Requiring only adding to population demand without concurrently requiring adding needed City Park and Coastal Park land acreage (and other needed public land uses) is illogical and will result in the overcrowding and degradation of current State of CA, City, community and neighborhood quality of life. Carlsbad's 2015 General Plan also did not incorporate the recent SB 330 State requirement for 'unlimited population growth' – i.e. buildout. Carlsbad is thus embarking on a revision of its General Plan –Growth Management Plan. A complete Revision of Carlsbad's 2015 General Plan and Growth Management Plan is needed to address a commensurate unlimited amount of City and Coastal Recreation land - "High-priority Coastal Land Uses" to address unlimited population growth prior to any LCP Amendment. This needs to be done before the City

BEFORE an old out-of-date 2015 General Plan is used as the basis for the LCP Amendment. If population growth is required to be unlimited then General Plan and LCP mechanisms to concurrently provide unlimited park land acres needs to be required also.

- O. There is a 10-year old and still current 6.6+ acre City park deficit in Coastal Southwest Carlsbad and a 30-acre useable Coastal open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that only gets worse we lose 32+ acres of Coastal Open Space from Sea Level Rise. See 30-page Coastal Recreation land use data file, and 7-page Sea Level Rise & Carlsbad’s LCP projected/planned Loss of Open Space at Ponto data files provided to the City and CCC.
- P. Carlsbad’s Park Master Plan documents City Park Inequities at Ponto and Coastal South Carlsbad. See 30-page Coastal Recreation land use data file provided to the City and CCC.
- Q. The PCH Modification Proposal is not a committed or funded ‘Project’, nor is it even a required planned land use to be implemented in Carlsbad’s Local Coastal Program. The City’s proposed LCP Policy LCP-2.p.19 requires nothing to be done regarding PCH Modification in South Carlsbad, while LCP Policy LCP-2.p.20 requires “ensuring” commercial development of Ponto. PCH Modification (except in North Carlsbad) is an uncommitted ‘maybe proposal’ studied for decades. Several City ‘feasibility reports’ raise interesting questions relative to proposed LCP Policies LCP-2p.19 and 20 (See City’s 2001 Carlsbad Blvd Realignment Study Phase II: Preliminary Financial Analysis by ERA). Based on the City’s over 20-year past history and proposed LCP Policies, it seems unlikely the Council will ever fund PCH Modification in South Carlsbad to provide a needed Coastal park. The Council funded PCH Modification at Terramar (CIP Project #6054) in North Carlsbad is about \$13 million per mile. Vacant Ponto land costs are between \$1.4 and \$2.4 million per acre based on recent recorded sales (SD Recorder Doc# 2015-0549555 & 2021-0854875). Tax-payer value of a PCH Modification Project relative to the Council option of buying vacant land to provide a much needed Coastal Park in South Carlsbad should be fully disclosed and vetted early in any process before vacant land is developed. See 3-page General Comparative tax-payer Costs/Benefits Analysis of Ponto Park and Promenade provided to the City and CCC.
- R. The most recent PCH Modification Proposal concept plans show significant land use constraints, making much of the cited ‘62-acres’ effectively unusable. Use constraints include slopes, protected habitat, water, existing/required water quality detention basins, existing beach parking that must be accommodated, and (most commonly) thin dimensions too narrow or constrained to provide much added utility beyond what utility exists there now in the current configuration. See attached City’s PCH map with notes on land use constraints and issues.

Supported by the above A – R lettered data bullets People for Ponto Citizens have and still are telling the City Council (with regard to any PCH Modification Proposal) to:

1. Address the true neighborhood park needs for Ponto (minimal 7 acre City Park to serve minimal neighborhood park needs based on Ponto buildout-population standard). Ponto Park should be an appropriately wide, viable, flat and fully useable multi-use grassed field – allow kids space to play informal sports. No thin strip of non-park land.
2. Address the City and Coastal Park inequity of Ponto, and South Carlsbad as shown in Parks Master Plan Park Service Area maps/text. South Carlsbad (the 62% majority of Carlsbad’s population) has NO Coastal Park and zero park acres, while North Carlsbad (38% of Carlsbad’s population) has ten (10) City and Coastal Parks totaling over 37-acres.
3. Address loss of 32+ acres of Coastal Open Space Land from sea level rise by providing for Non-neighborhood City and State buildout-population and visitor demands for both Coastal Recreation land use and the loss of the Campground. Provide sufficient Coastal Recreation and low-cost visitor

accommodation land use to address the CA Coastal Act and City/State 'buildout population/visitor demand', and planned loss of current supply due to planned sea level rise.

4. Disclose and address the 2017 CA Coastal Commission directive to City on the Ponto Vision Plan, and Planning Area F Existing LCP and Proposed LCP Amendment in the PCH Proposal.
5. Fully address Sea Level Rise impacts consistent with CA Coastal Act & Commission on current and future 'buildout' Coastal land use and land acreage by plotting the Seal Level Rise inundation and coastal erosion/bluff hazard areas on the PCH Modification Proposal maps, and in the PCH Project replace all 32+ acres of high-priority Coastal land use that will be lost to sea level rise and coastal erosion and increase the supply of these high-priority Coastal land uses to address increased City/State 'buildout' population and visitor demands.
6. Fully disclose and consider the 3-page General Comparative tax-payer Costs/Benefits Analysis of Ponto Park and Promenade, to assure tax-payers (City and/or State) are getting the best and most value for their tax-payer dollars. The City should use tax-payer money as wisely as possible.
7. Incorporate the 5,000+ written/emailed petitions to the Council & CA Coastal Commission, and the Letters from Carlsbad visitor industry, Surf rider Foundation, and Batiquitos Lagoon Foundation.
8. Within the Local Facilities Management Plan Zone 9 portion fully provide the 30-acres of documented missing Unconstrained Growth Management Open Space that developers were supposed to provide. Also fully disclose and incorporate the Ponto Open Space recommendations from North County Advocates per the City's lawsuit settlement.
9. Fully preserve or mitigate sensitive habitat areas within and adjacent to the PCH Project area consistent with Federal and State Resource agency requirements.
10. Fully provide required storm water quality purification/detention basins in the PCH Project before storm water from and passing through the project area are discharged into the ocean and Batiquitos Lagoon consistent with Federal and State Water Quality regulations and agency requirements.
11. Since PCH Modification will be an expensive Final and Forever design it needs to address Final and Forever vehicle traffic/bike/pedestrian volumes along with unlimited population/visitor growth. There likely is concern about a PCH Modification Project more than doubling current traffic congestion along Coast Highway. Before PCH capacity is forever removed, we should know with 100% certainty that that current capacity will never be needed. Providing much needed (and delayed) pedestrian and bike ways and other needed Coastal land uses can be provided along existing PCH. It is not appropriate to try to pass off a nice pedestrian walkway as "linear park".
12. Lastly, as requested since 2017, directly engage and specifically involve the San Pacifico Community Association and Ponto Community in the planning and design of that portion of the City's PCH Project in front of those communities. The City did not provided this engagement in prior City PCH Modification Proposal work.

We request the above citizen issues be fully addressed in the City's PCH Modification Project.

Thank you,

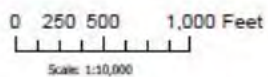
Lance Schulte
People for Ponto

City's PCH Modification Proposal Area Map with notes on usability Constraints and Issues: P4P Input 2 of 2

The City's map below is marked with the following numbered list of Area Constraints and Issues. The Constraints are from the City's 2013 PCH Modification designs, the City's older 2017 Sea Level Rise Impact Study, and on-site observations. The Constraints will limit any fundamental change to the existing PCH landscape. For instance existing slope and habitat area will remain or have to be relocated which will limit the use of any excess land area from PCH Modification. These Constraints will then reduce from 62 acres the actual number of unconstrained and acres that are actually useable and can be used for different uses than currently exist.

1. Loss of the last section of Old "Historic 101" design, ambiance, and openness. Will it be replaced with typical urban arterial design?
2. Freshwater habitat
3. Sewer pumping facility
4. City's 2013 PCH plan for RESTORED RIPARIAN HABITAT
5. Sea Level Rise 2 meter Impact Area
6. City's 2013 PCH plan for BIO SWALE AND RESTORED RIPARIAN HABITAT
7. Existing beach parking to be retained
8. Least Tern habitat
9. Major storm water detention basin
10. Water
11. Slopes will likely need retaining walls to move road inland closer to proposed Kam Sang Resort
12. Endangered Species Habitat
13. City's 2013 PCH plan for COASTAL SAGE SCRUB RESTORATION
14. City's 2013 PCH plan for NATIVE GRASSLAND RESTORATION
15. City's 2013 PCH plan for BIO SWALE AND RESTORED RIPARIAN HABITAT
16. Eliminating access road for homes/businesses south of Cape Rey Resort. Who pays to replace?
17. Removes Cape Rey Resort developer required GMP Open Space for this LFMP. This GMP Open Space will have to be replaced. Who Pays?
18. City's 2013 PCH plan for L.I.D. BASIN / BIO SWALE
19. City left several acres vacant for 20+ years. This area can cost-effectively provide 200-500 more parking spaces w/o any PCH relocation.
20. Unusual jog in roadway. Is this viable?
21. City's 2013 PCH plan for RESTORED NATIVE LANDSCAPE
22. Habitat & need to provide major storm water quality detention basin before discharging urban and creek runoff into ocean.
23. Slopes will likely need retaining walls to move road inland closer to mobile home community.
24. Steep unusable slopes needed for Palomar Airport Road overpass over railroad corridor.

For a Cost/Benefit reference point, the City's PCH Modification at Terramar (CIP project #6054 from Cannon to Manzano) that is less constrained and simpler than South Carlsbad is projected to cost around \$13 million per mile. Vacant primarily unconstrained land sale costs at Ponto are documented at around \$1.4 to \$2.4 million per acre. Honest Cost/Benefit of these two options should be a public tax-payer discussion.



Carlsbad Boulevard Realignment: Right-of-Way and Available Land Analysis*

- Proposed ROW (Approximately 43 acres)
- Area Available for Other Uses (Approximately 62 acres)



July 13, 2021

* Analysis is based on aerial imagery. Right-of-way boundaries and acreages are approximate and intended for planning level analysis only.

Item #14

Page 47 of 53

* For comparative visual reference the * area is the 6.5 acre eastern portion of Planning Area F.



August 31, 2017

To:

Carlsbad City Council council@carlsbadca.gov

Carlsbad Parks & Recreation Commission at mike.pacheco@carlsbadca.gov

Carlsbad Planning Commission at Don.Neu@carlsbadca.gov

Kevin Crawford, City Manager at manager@carlsbadca.gov

Chris Hazeltine, Parks & Recreation, City of Carlsbad chris.hazeltine@carlsbadca.gov

Don Neu, Planning, City of Carlsbad Don.Neu@carlsbadca.gov

Subject: City Park Standard in Southwest and South Carlsbad

Dear Carlsbad City Council:

The San Pacifico Community Association (SPCA) represents over 450 homes (around 1,000 Citizens) in the Southwest Quadrant/Park District of Carlsbad, and is the primary component and stakeholder of the Poinsettia Shores Planned Community (Poinsettia Shores Master Plan and Local Coastal Program). SPCA supported the residents in creating the Ponto Beachfront Development Review Committee (PBDRC) to:

- Provide information to all San Pacifico residents (and surrounding neighborhoods) on the developments. (See www.PontoLocals.com)
- Obtain and consolidate constructive feedback from the residents. Give this feedback to the residents, developers and City so that we can have productive/timely input into the projects and their designs.
- Act as a strong, unified voice and with the support of our residents in upcoming Planning, Council and Coastal Commission meetings.

Since PBDRC has been formed there has been a growing participation and concurrence from other Carlsbad areas and groups on the consensus PBDRC has consolidated.

PBDRC and the SPCA are pleased that the City has taken action to fix a timeline defect in the Growth Management Program related to meeting a City Park standard. However there is another truly once in a lifetime opportunity to improve how the City Park standard is proposed to be met in Ponto and coastal South Carlsbad that we would like to request of the City Council. This opportunity stems from the fact that Ponto is the only vacant coastal land in South Carlsbad and is currently being evaluated for low-priority housing and other types of development. Should it be developed in this way, there will never be another opportunity to have a meaningful park in coastal Southwest Carlsbad west of Interstate 5. The request is to work with Pontolocals to provide a comprehensive and open process for citizens of the City [primarily Southwest and Southeast Carlsbad Citizens] to discuss and define possible better approaches to implement a coastal park in Southwest that can serve all of South Carlsbad. We recently had a community meeting attended by approximately 200 people and this letter reflects some of the near unanimous (90%+) concerns from that meeting. We believe these concerns are also likely to be reflective of many others living in South Carlsbad, and also in North Carlsbad.

The City Park Standard is “3.0 acres of Community Park or Special Use Area per 1,000 population **within the Park District**”. So for every 1,000 Citizens in a Park District, such as the coastal Southwest Quadrant Park District, there is to be 3 acres of City Park to meet the standard. The rationale for such a location specific standard is that parks should be distributed so as to be reasonably accessible by all citizens. It is also important to have reasonable and safe park access via walking and biking, not just by motor vehicles. The staff report on correcting the timeline defect in the Park Standard stated that correcting the timeline to correct the park quadrant deficits is “... specifically relevant to the southwest and southeast quadrants. As stated in the report a need for more park acreage in those two quadrants was identified four years ago (during FY 2012-13).” A 6.6 acre park deficit within the Southwest quadrant was identified in the Growth Management Monitoring Report for FY 2014-15. However the report indicates that “Based on the Fiscal Year 2015-16 Capital Improvement Program list of projects, Veteran’s Memorial Park (91.5 acres, with 22.9 acres applied to each quadrant) is proposed to be constructed prior to buildout.” Under this proposal the future Veteran’s Park, that is located in the Northwest Park District and located many miles away from the coastal Southwest and Southeast Quadrants and Park Districts, would be used to meet the population and citizen demand for Parks for citizens within the coastal Southwest and Southeast Quadrant’s Park Districts. We know there is an outstanding opportunity for the City to do a great thing for the community and to add tremendous value to the quality of life by augmenting, enhancing, and/or adjusting planned park supply to better serve citizens and the City; and be more consistent with the General Plan and core values of the Growth Management Plan.

The fundamental intent of creating four Park Districts (one for each quadrant) and managing and matching demand and supply of City Parks into smaller geographical areas (quadrant park districts) is to make the supply of City Parks reasonably accessible to their demand and more equitably distributed for citizens. Equitable distribution of City Park facilities is the right thing to do and has many citizen and city benefits:

- Children and elderly can more easily walk and bike to City Parks when they are close by and within a safe walking and bicycling distance with properly designed access pathways;
- Park supply created so far away from park demand creates the need to drive in a car to access the park, thus increasing vehicle miles traveled (VMT). Depending on locations this also limits park access for citizens without cars or unable to drive;
- When city parks are accessible to their demand by walking/bicycling then less city park land is needed to park cars. Citizens get more actual useable park space for each acre of park land;
- When city parks are close to their demand busy families can quickly get to them after their workday which allows more park time for families during busy weekends;
- Nearby city parks create a stronger sense of stewardship for the “neighborhoods” park and city parks in general. Citizens watch out and care for their nearby park;
- Nearby city parks that are equitably distributed and based on surrounding neighborhood demand serve to strengthen neighborhood quality and property values by providing park amenities close by. It is both a good neighborhood and economic development strategy to assure park demand and supply are locationally matched; and
- Fundamentally it is the right thing to do to place park demand and supply in close proximity to each other and promote and equitable distribution public facility demand and supply.

In coastal Southwest Carlsbad and South Carlsbad we have some glaring gaps in demand and supply of city parks. For instance:

The Carlsbad General Plan Open Space, Conservation and Recreation Element, Figure 4-3 Parks: Shows no existing or planned coastal parks or special use areas west of Interstate 5 for all of South Carlsbad. In North Carlsbad there are 10, parks and special use areas west of Interstate 5 and on or close to the beach (9 of these are existing parks and 1 is a future park). This seems a clear and inherently unfair distribution of coastal park facilities. This unfair distribution severely reduces critical access to coastal park open space near the beach for South Carlsbad Citizens (half the City and over 26,000 homes, and over 64,000 citizens).

This unserved demand for city park space in coastal South Carlsbad is evidenced by the dangerous use of the Carlsbad Boulevard [old highway 101] road shoulder and bike lanes and campground road for recreational purposes, parking demand and the frequent unauthorized recreational use of Ponto vacant land. People are using whatever land they can for needed recreational use. South Carlsbad Citizens in Aviara, La Costa, Rancho Carrillo, Bressi Ranch, La Costa Valley and all the other South Carlsbad inland neighborhoods have no coastal South Carlsbad City Beach Park areas to access the coast. Their only option is to drive significant distances (with increase VMT and greenhouse gas emissions) crosstown to access city beach parks in the North, or travel to Encinitas. This forces increased VMT and greenhouse gas emissions which is counter to both State and General Plan goals. Citizens in South Carlsbad only have a State Beach pay parking lot and a retreating primarily steep cobble beach as their "local" beach. The non-beach portion of the South Carlsbad State Beach campground is a road and lodging facility for primarily out-of-town visitors that are near this beach. It is not a city park. The Campground is not designed to serve the park needs of Carlsbad citizens, but is a great place primarily for visitors to affordably pay to spend nights camping near the beach. The lack of any park facilities at the campground is evidenced by the frequent use of the campground driveway (a significant area of the campground) by children and adults as a play area.

There is an added benefit in that adding a coastal South Carlsbad Ponto Beach Park would help alleviate growing overcrowding, and increased traffic and parking congestion at North Carlsbad's coastal parks.

Citizens west of Interstate 5 in South Carlsbad have very limited access to a city park. Depending on the neighborhood one lives in, access our nearest park [Poinsettia Park] is between a 2 to 4 mile trip. Residents must cross Interstate 5 using one of only two crossings in the space of over 3 miles. These crossings are on major multi-lane, higher speed roadways (Poinsettia Lane or Palomar Airport Road). The route is not the most safe or direct, and it forces one to drive in a vehicle to access a park which increases VMT. Park access for children, the elderly, and those walking dogs west of Interstate 5 in South Carlsbad is severely restricted or effectively eliminated.

Coastal Southwest and all of South Carlsbad have not met their quadrant's Park area standard since 2012 (per the City's Growth Management Program). A specific comprehensive and open discussion with the Southwest and all if South Carlsbad citizens on how that deficient should be resolved should occur. The current City solution to meet local park needs of coastal Southwest and South Carlsbad with a paper allocation of park acreage in the Northwest part of the City that is many miles away does not seem right. It seems inconsistent with the core values and Vision of our City.

From Carlsbad General Plan Community Vision:

"...the Carlsbad Community Vision, which is the foundation for this plan." This is the foundation for the General Plan.

“...In the future, ... social connections will be enhanced through ... more public gathering places, family-friendly activities, and open spaces within walking distance of people’s homes ...”

“The community is proud of the exceptional amount of open space in the city, and envisions a future of continued City commitment to open space protection and strategic acquisitions to further the city’s open space system.”

“Parks, Fields, and Facilities for All Ages: The network of parks and recreation facilities will be improved to meet the community’s active lifestyle needs. Such improvements may include the strategic addition of more parks, ... New facilities will be located to maximize use and access by all neighborhoods, tailored to the needs of local populations, and designed with all ages in mind.”

“Beach Uses and Improvements: The beach is an important outdoor recreational resource, and protecting and enhancing access to the beach and the quality of the beach experience is a top community priority.”

“... Access to the beach and the quality of the beach experience will be improved through new compatible and supportive uses on or in close proximity to the beach, which may include ... a park ...”

“Tailored Tourism Strategy: Tourism is an important component of the city’s economy today, and it remains an attractive economic sector for the future since it emphasizes the very resources that make the city attractive to existing residents—the ocean and beach ...”

“Easy and convenient pedestrian connections will be available from every neighborhood to help children get safely to schools and parks.”

From General Plan Land Use Element:

“Beach Access and Activity: ...the community expressed an overwhelming preference for an active waterfront development strategy, which provides opportunities for activities and uses to be more integrated with the ocean. ... Access to the beach will be enhanced through ... open space, parking, and amenities ...”

General Plan Land Use Policy: “2-G.20 Develop an active ocean waterfront, with new growth accommodated west of Interstate 5, to enable residents and visitors to enjoy more opportunities for ... recreating along the coastline. Develop public gathering places and recreational opportunities along the coastal corridor.”

The City’s Park and Recreation Master Plan includes many areas of direction that strongly support a coastal park west of interstate 5 in South Carlsbad. Many of the most important park facilities and program needs identified in the City’s Park and Recreation Master Plan could be most efficiently addressed with a coastal park in the Ponto area. There are also significant and unique opportunities to create both public/private and public/public partnerships that would not only help reduce City recreation costs but also expand and create unique and special recreational program opportunities currently identified in the City’s Park and Recreation Master Plan.

A Ponto city coastal park also implements a major General Plan policy which calls for an active waterfront and creates solutions to long standing Local Coastal Program policy and State Parks Campground issues. There are very unique and special land use compatibility opportunities and synergy from a coastal city park in south Carlsbad and Ponto area that are inline and implement high priorities identified in the City's Park and Recreation Master Plan.

In summary, Carlsbad has a once in a generation opportunity to create very special coastal South Carlsbad Ponto Beach Park in South Carlsbad. This opportunity will be true to our Carlsbad Community Vision and General Plan and the heart and soul of our Growth Management Plan's standard of matching park demand with park supply within a particular park district. We believe this request benefits not only coastal Southwest Carlsbad and South Carlsbad but all of Carlsbad and is more consistent with the City General Plan, Growth Management Program, and Parks Master Plan and will result in a better, more valued and more sustainable City.

We are a key Stakeholder in Ponto and the Poinsettia Shores Maser Plan and Local Coastal Program. We have been hearing similar concerns from other Carlsbad citizens about coastal beach park access and request that the City Council seize this opportunity to work with us to establish a comprehensive and open community discussion about the strategic acquisition of a coastal South Carlsbad Ponto Beach Park for South Carlsbad citizens and businesses. We also request before a solution to the 2012 Southwest quadrant park standard deficit is created we have an open citizen discussion with the Citizens of coastal Southwest Carlsbad on how that solution can better address the park demand created in the Southwest Park District with a better park supply created within that District. Like our City Park Standard says: "3.0 acres of Community Park or Special Use Area per 1,000 population **within the Park District**". We request that a coastal City Park West of Interstate 5 be developed in South Carlsbad to be fair and equitable and to meet the needs of South Carlsbad for a coastal City Park to serve all the Citizens of South Carlsbad. This can take advantage of special land use synergies to help promote public/private collaboration, create added property and transit occupancy tax revenues for the City by creating a valuable and synergistic amenity [where none now exists] for over half the City and over 26,000 homes, along with providing support to our City's visitor serving businesses and activities. It is the right and smart thing to do.

The San Pacifico Community Association and PBDRC as key Stakeholders in Ponto wish to be a key participant any proposed City or CCC actions regarding these subjects, and would like to meet with you to see how we can discuss and advance this for the benefit of South Carlsbad Citizens. As we are citizen volunteers we sincerely appreciate advance notification to allow for preparation and coordination with our work lives and to communicate back to our members and other South Carlsbad Citizens. We wish to be notified in advance of any proposed actions related to the issues in thus letter. The San Pacifico Community Association contact information is:

San Pacifico Community Association and PBDRC
c/o Walters Management, Lee Leibenson
9665 Chesapeake Drive, Suite 300
San Diego, CA 92123
lleibenson@waltersmanagement.com

The Ponto Beachfront Development Review Committee conducted the research cited in this letter. Along with general communications, please contact the following if you have technical questions regarding this letter. Key Committee contact information is:

jeanscamp@yahoo.com

sebbiessixpack@att.net;

meyers-schulte@sbcglobal.net

Thank you for your consideration.

San Pacifico Community Association Board of Directors:

Mr. Jim Nardi jtnardi1@msn.com

Mr. Bill Van Cleve billvancleve@prodigy.net

Mr. Adriaan van Zyl Vanzyl.aakc@live.com

Mr. Tony Ruffolo tonyruffolo616@gmail.com

Mr. Chas Wick chaswick@reagan.com

cc:

Board of Directors

California Coastal Commission at Erin.Praher@coastal.ca.gov and gbuhr@coastal.ca.gov

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 10, 2022
Organization:	San Diego County Bicycle Coalition
Attendees:	William Rhatigan (Advocacy Manager), Andy Hanshaw (Executive Director)
Project Team:	Nathan Schmidt (Transportation Planning and Mobility Manager), Katie Hentrich (Climate Action Plan Administrator), Tom Frank (Transportation Director), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	The Bicycle Coalition is most interested in safe, connected bike networks to help increase ridership, as well as centrally located bike stations and lockers, public restrooms, and updated buffered lanes.
Concerns:	<ul style="list-style-type: none">• Bike safety.• Car speeds.• Turning conflicts.• Parking that does not conflict with bike lanes.• Continuity with other coastal cities.
Priorities/Needs	<ul style="list-style-type: none">• Slow vehicle speeds to 20-25 mph.• Utilize mid-block crosswalks.• Put in a multi-use path for inclusivity and a softer surface walking trail.• Make a natural surface path for less impact on knees.• Provide secure bicycle parking and centrally located bike stations.• Provide safe bike storage facilities/bike lockers.• Include charging opportunities for e-vehicles and e-bikes.• Include public restrooms.
Requests:	<ul style="list-style-type: none">• Maintain a large connected recreational corridor that has continuity with other coastal cities.• Think of riders of all ages and abilities.• Maintain buffered bike lanes.• Would support protected bikeways.• Design a space where people can take transit through the coast.• Conduct climate planning.• Conduct Ciclovias (open street events).
Questions:	<ul style="list-style-type: none">• Will we be seeing drafts of the Climate Action Plan?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 26, 2022
Organization:	San Pacifico
Attendees:	Michael and Bonnie Bart, Jon Prentice, John Gama, Pam and Tom Ferraro, John Sherritt, Dale Ordas, Carol Lageder, Kevin Smith, Blair Ruffner, Vickey Syage, Jane Naskiewicz, Steve and Barbara Oetting, Bonnie Shaw, Bill Bradford, James Shaw, Jodi Jones, Chas Wick.
Project Team:	Tom Frank (Transportation Director), Nathan Schmidt (Transportation and Mobility Manager), Tiffany Metti (Public Outreach Team), Anika Fisch (Public Outreach Team)
Summary:	San Pacifico wants Ponto Park developed. San Pacifico would like to see action taken on their ongoing request for a park for nearly a decade. San Pacifico wants to see significant park and open space deficits addressed. San Pacifico wants a place for children to play. San Pacifico wants safer intersections and pedestrian crossings, improved coastal access, less congestion, improved safety for bicyclists and trail connectivity. San Pacifico wants to ensure that traffic from all development in process, approved and future will be adequately studied and considered as part of planning. San Pacifico does not want the area deemed for visitor-serving commercial and wants to protect the character of the area.
Concerns:	<ul style="list-style-type: none">• 7-acre park deficit and a 30-acre open space deficit.• Lack of action to build Ponto Park.• Increased traffic and congestion.• Adding more traffic in addition to that added by approved/planned and new residential and hotel projects.• Visitor-serving commercial.• Negatively impacting the character of the area.• Creating Pacific Beach or Mission Beach.• Getting across Carlsbad Blvd. safely
Priorities/Needs	<ul style="list-style-type: none">• Provide park space.• Keep it open and natural.• Decrease congestion.• Improve safe access to the beach.• Provide a footbridge over Carlsbad Blvd. and the train tracks.• Separate walking and biking paths.• Do not include/zone area for visitor-serving commercial.• Implement sand retention measures.• Create barriers for bicycle lanes.

<p>Requests:</p>	<ul style="list-style-type: none"> • Listen to citizens and build Ponto Park. • Utilize funding for Ponto Park. • Honor the in-lieu park fees that members of the community paid when they bought their homes by building Ponto Park. • Invest in the community need for a place for children to play. • Fix the dangerous Avenida Encinas intersection. • We do not want to live in Irvine. • Do not do what Cardiff and Leucadia did for cycling. • Do not allow fences to be built along the coast that prevent use of the coast. • Connect the existing walking path/trail around the San Pacifico community and on the east side of the 5 now to improve quality of life. • Do not include underground tunnels, which are dangerous. • Do not include electric bikes. • Improve accessible, safe parking. • Include access for elderly.
<p>Questions:</p>	<ul style="list-style-type: none"> • How does your plan fit in with what the residents, taxpayers have already said? • How are you going to improve access to state property? • How does long-term sea level rise impact the planning, design and timing? • Is the grant restricted to design this one-mile stretch, or can it be used for other purposes? • How will traffic studies adequately consider traffic volumes generated by new residential and hotel developments, including those in process of being built, approved, and planned? • Is the right of way going to become visitor-serving commercial? • Is there an automatic default for the land? • Would you consider putting solid barriers to separate the cars to improve bike safety as it relates to drifting? • If it is going to take that long, how are the effects of sea level rise and the findings from the 2017 study going to play into that knowing that the project is going to take so much time? • Do you have data that reflects demographics and is the average age in Carlsbad going up? • How are you incorporating the elderly generation in your mobility plan?
<p>Next Steps:</p>	<p>Provide updates on later phases.</p>

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 28, 2022
Organization:	Carlsbad Seapointe Resort
Attendees:	Tim Stripe (Co President at Grand Pacific Resorts), Diane Proulx (Special Assistant Grand Pacific Resorts)
Project Team:	Nathan Schmidt (Transportation Planning and Mobility Manager), David Graham (Chief Innovation Officer), Gary Barberio (Deputy City Manager, Community Services), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Anika Fisch (Public Outreach Team)
Summary:	Carlsbad Seapointe Resort is interested in creating more beach access. Carlsbad Seapointe Resort would like the area to be configured so that the park and beach are next to each other. Carlsbad Seapointe Resort wants to see public facilities and some food and drink options.
Concerns:	<ul style="list-style-type: none">• Bifurcation.• Overnight parking on Surfside Lane.
Priorities/Needs	<ul style="list-style-type: none">• Improve beach access.• Enhance public access to stairways.• Add bathroom and shower facilities.• Add parking.• Add buffered bike lanes.• Include more paths.• Include food/drink and beach rentals to electrify the area.
Requests:	<ul style="list-style-type: none">• Place the beach and grass area next to each other.• Push lanes to the east to create a large amenity parcel.• Would support an overlook on Surfside Lane for recreational use.• Close the north on-ramp.• Keep cars low profile.
Questions:	<ul style="list-style-type: none">• Does the plan include slowing down traffic and added parking on Carlsbad Blvd.?• Could the parcel of land that we control, between Carlsbad Seapointe Resort and the manufactured home park to the north, be incorporated? Could that space be used for a parking garage or other parking improvements?<ul style="list-style-type: none">• Does this increase open space to meet our growth plan?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 2, 2022
Organization:	Sierra Club
Attendees:	Simon Freedman (Sierra Club Member), Karl Aldinger (My Generation Sierra Club Conservation Organizer)
Project Team:	Tom Frank (Transportation Director), Katie Hentrich (Climate Action Plan Administrator), Nikki Matosian (Community Relations Manager), Melina Meza (Public Outreach Team), Tiffany Metti (Public Outreach Team)
Summary:	The Sierra Club is most interested in bike improvements and safety. The Sierra Club is in favor of more open space by the ocean and would like to see a rural setting with trees, restrooms, improved transit access and safe bike storage, mobility hubs.
Concerns:	<ul style="list-style-type: none">• Bike safety.
Priorities/Needs	<ul style="list-style-type: none">• Consider the rise of e-bikes and create separate paths for e-bikes and peddle bikes.• Consider Recumbent style bicycles in planning.• Ensure enough area for bicycle paths and possible buffer space for changing bike uses.• Set up transit to make it easier for people to use bikes.• Biking will be part of people's future. Every other street will be a corridor for bike ridership. It would be a lost opportunity if this is not a priority for the project.
Requests:	<ul style="list-style-type: none">• Provide separate paths for pedestrians and bicycles.• Include a decomposed granite path for walking.• Include restrooms.• Ensure easily identifiable bike lanes, similar to ADA signs.• Add green paint to cyclist areas.• Add mobility hubs and options for safe bike storage.• Add trees to protect from heat.• Do not combine dog walkers on bike paths.
Questions:	
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 17, 2022
Organization:	Solamar
Attendees:	Lia Keane (Property Manager), Ken Barnett, Jim Davidson, Bill Fenner, Julie Martel, Mary Toohey, Richard Toohey, Bruce Hanson, Linda Hanson, Sheila Dean, Max Cavender, Mike Hunter, Joy Page, Donna Page, John Toth, Jim Kenny, Mark Warner, Frances Bonner, Karen Pearson, Nina Luisi, Sherrie Pecho, Mary Jensen, Clint Stanley
Project Team:	Tom Frank (Transportation Director), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja- (Public Outreach Team)
Summary:	Solamar would like to see the area developed in a way that improves safety, access and conservation. Solamar would like to see comprehensive and coordinated planning in which views are maintained and parking, congestion and noise is minimized.
Concerns:	<ul style="list-style-type: none">• Congestion.• Noise levels.• Views.• Property value.• Safe crossings.• Pollution.• Cliff erosion.• Park safety.• Electric bikes and scooters on the beach.
Priorities/Needs	<ul style="list-style-type: none">• Coordinate with the state.• Improve beach access.• Do not include buildings and commercial.• Protect views and property values.• Manage speeds.• Reduced parking setback from the coast.• Provide safe buffered bike lanes and pedestrian walkways.• Add more walking areas
Requests:	<ul style="list-style-type: none">• Install flashing lights at intersections.• Implement creative thinking for parking.• Prevent congestion and trash that comes with parking lots.• Limit people parking in Recreational Vehicles across the street.• Do not build a wall near homes.• Replenish sand/beach.• Restore Coastal Sage.

	<ul style="list-style-type: none"> • Preserve native plants/natural habitat, including raptor hunting grounds. • Incorporate the quadrant of land below Solamar, if possible. • Meet with Native American tribes. • Shrink the drive to two lanes to make it more of a scenic drive.
<p>Questions:</p>	<ul style="list-style-type: none"> • Will the redesign put the southbound lanes at the same level/elevation as homes and will this impact views? • Is there any thought on lowering the road on the north? • Are roundabouts being considered? • Of the 60 acres, how much is incorporated from Solamar to Island way? • How far from the cliff will we be able to use? • What would happen to current undesignated trails down to the beach? • Are you building a wall like they do next to freeways? • When the power plant is gone, how many acres are there? Will this be connected? • Will the project in the Terramar area be completed first? • How close are you working with the transportation and environment group? • How many people are evaluating this project? • What is the timeline? • How will you keep parks safe and reduce illegal activity?
<p>Next Steps:</p>	<p>Provide updates on later phases.</p>

Carlsbad Coastline Project

Outreach Meeting Form

Date:	February 16, 2022
Organization:	Surfrider Foundation
Attendees:	Mitch Silverstein (Policy Coordinator), Ben Rubenson (Volunteer), Stephanie Lee (Executive Committee Member)
Project Team:	Nathan Schmidt (Transportation and Mobility Manager), Katie Hentrich (Climate Action Plan Administrator), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Jessica Ceja (Public Outreach Team)
Summary:	The Surfrider Foundation is most interested in preserving beaches, creating buffers for sea level rise, increasing beach access and safety. The Surfrider Foundation indicated that it makes sense to move the road for more open space and buffers related to sea level rise.
Concerns:	<ul style="list-style-type: none">• Sea level rise.• Access and safety.• Development that takes away from open space and impacts the environment.
Priorities/Needs	<ul style="list-style-type: none">• Focus on environmental sustainability, beach preservation and access.• Discuss sea level rise as a threat.
Requests:	<ul style="list-style-type: none">• Add open space.• Preserve unobstructed views.• Carefully monitor any commercial being considered.• Only add commercial if it complements the area, such as potentially mom and pop shops, etc.,• Do not add hotels or other similar development.
Questions:	<ul style="list-style-type: none">• Sea level rise as a threat seemed to be buried a bit in the materials, why?• I saw the 30% design language. What is it?• What is the debate going to be with the city and state?• What will happen with the campground?• Will the grant information be available to the public?• Does that grant work move independently?• Can you help me understand how results of the survey will be used?
Next Steps:	Provide updates on later phases.

Carlsbad Coastline Project
Outreach Meeting Form

Date:	February 23, 2022
Organization:	Terramar
Attendees:	Dan Walsh (Association President), Nadine Villalobos (Association Secretary), Mike Davis, Bob Pritchard, Laura Keany, Cathy Pritchard, Greg Hallinan, Jed Arrogante, Dana and Kent Whitson, Robert Hannahs, Ron Riccitelli, Sandra Hrna, Paul Miller, C. Ecilannett, David Ebershoff, Britta Wilson, Joannie
Project Team:	Tom Frank (Transportation Director), Nikki Matosian (Community Relations Manager), Tiffany Metti (Public Outreach Team), Anika Fisch (Public Outreach Team)
Summary:	Terramar is interested in preserving natural beauty, enhancing pedestrian access, smart parking implementation and minimizing congestion. Terramar wants to preserve the character of the area and is concerned about commercialization.
Concerns:	<ul style="list-style-type: none"> • Lack of public parking. • Parking overflow into neighborhoods and related safety issues. • Concerned that a public park or tourism-serving commercial would make the area into another Pacific Beach, Mission Beach or Ocean Beach, which is not desired. • Palomar Airport Road congestion.
Priorities/Needs	<ul style="list-style-type: none"> • Preserve the natural beauty. • Create a large natural path. • Improve access. • Alleviate traffic congestion. • Add a pedestrian bridge.
Requests:	<ul style="list-style-type: none"> • Separate parking away from the community. Provide alternative parking options. Limit parking in the neighborhood. Issue parking permits for residents. Think through parking. More parking for beachgoers. • Minimize the idea that the coast has to be for commuting. • Create a bypass commuter route around Terramar, west of railroad tracks, connecting at south end of Palomar Airport Road. • Limit time people can park 2-3 hours max, no parking 9 pm to 5 am. • No motor homes or campers which park all day reducing the number of people who can come enjoy, have loud generators. • Minimize benches which can be used for sleeping.

Questions:	<ul style="list-style-type: none">• Will the team provide concepts?• Are there any discussions about resolving congestion at Palomar Airport Road?
Next Steps:	Provide updates on later phases.

As we look at the project along Carlsbad Blvd south of Cannon past Palomar Airport Road to La Costa please limit the ability of campers, large vehicles to take over parking from morning to night. Here are a few pictures from today along Carlsbad Blvd along the coast. Campers have stairs infringing on the sidewalk, extended beyond standard parking towards the bike lane, acting as this space is a campground vs. a public street. The dirt lot at Palomar Airport is the home to a host of oversized vehicles taking up space for standard vehicles.



Thank you!!

This is an example of what I would prefer not to happen with additional parking, campers, trailers running generators, infringing on walkways. As you can hear in the attached video the generators can be very noisy. Much prefer people to bring a chair and find a nice spot to enjoy nature. Walk and run natural trails. Thank you for letting us provide input.



Carlsbad Coastline Project

Outreach Meeting Form

Date:	March 7, 2022
Organization:	Visit Carlsbad
Attendees:	Kim Sidoriak (President and CEO), Yolanda Hartley (Director of Sales at Home2Suites by Hilton Carlsbad), Michelle Zwirek (Director of Sales and Marketing, Omni La Costa Resort and Spa)
Project Team:	Nathan Schmidt (Transportation and Mobility Manager), Nikki Matosian (Community Relations Manager), Jessica Ceja (Public Outreach Team)
Summary:	Visit Carlsbad is interested in more usable space adjacent to the ocean and more pedestrian areas.
Concerns:	<ul style="list-style-type: none">• Maintaining the character of Carlsbad.
Priorities/Needs	<ul style="list-style-type: none">• Improved pedestrian and bicycle accessibility.
Requests:	<ul style="list-style-type: none">• Keep the road during peak hours and for non-peak hours have it used for bikes and pedestrians.
Questions:	<ul style="list-style-type: none">• What is the timing of this project?• Are you keeping bike trails in same area?• Is there push back for the single lane option?• What has been the biggest pushback?• Is development proposed?
Next Steps:	Provide updates on later phases.

Additional Input Documents

NO ON CHANGES IN # MILE CARLSBAD COASTLINE!!!

 Kasha Cohen [redacted]
To: Communications
Retention Policy Carlsbad Email Retention (2 years)

 Reply  Reply All  Forward 

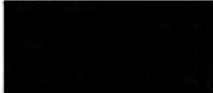
Thu 2/17/2022 11:31 AM

Expires: 2/17/2024

NO PARK, NO PARKING, NO LIGHTS (AS IN ALL YOUR PARKS), LEAVE THE NATURAL SPACES, FAUNA AND FLORA ALONE! DO NOT KEEP TRYING TO CHANGE THE NATURAL ENVIRONMENT, KILL OFF THE ANIMALS WHO THRIVE IN THIS AREA! NO WE DO NOT CARE FOR ANOTHER PARK... TOO LATE...GO FIND PARKS ELSEWHERE. OUR PARK IS THE GREATEST PARK THAT EVER COULD BE...THE PACIFIC OCEAN. NO ON THIS CHANGE!



AND...LISTEN UP... \$\$\$\$\$... I STOP DONATING TO ANYONE ONBOARD WITH THIS PLAN!!!!!!



KASAHA COHEN



CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

The old 101 highway.

 Bill Pitts [redacted]
To: Communications
Retention Policy Carlsbad Email Retention (2 years)
 You replied to this message on 2/9/2022 9:52 AM.

 Reply  Reply All  Forward 

Wed 2/9/2022 9:36 AM

Expires: 2/9/2024

Leave it alone.

That stretch located north of La Costa Ave and south of Oceanside is as it was when I was a child. I am 72 now. It is untouched for the most part and should stay the same.

When younger people come for a visit, I take them on this drive so that they can get a feel for what it must have been like in the 50's!

Leave it alone, please.
That's the beauty of it.
Thank you.


William Pitts



 FTW [redacted]
To: Communications
Retention Policy Carlsbad Email Retention (2 years)

 Reply  Reply All

Expires: 2/8/2024

 You replied to this message on 2/8/2022 3:58 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

what a bunch of BS, no one has a say. No one has listened me anytime I have tried to speak. You treat people like garbage


Re: Have your say: Carlsbad's southern coastline

 cheryl griffiths [redacted]
To Communications

 Reply 

Retention Policy Carlsbad Email Retention (2 years)

Expires 2/5/2024

 You replied to this message on 2/7/2022 4:28 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Love this idea!! South Carlsbad needs this recreational spot.

Cheryl Griffiths

Re: Have your say: Carlsbad's southern coastline


 Daniel Boilini [redacted]
To Communications

 Reply  Reply All  Forward 

Sat 2/5/2022 9:16 AM

Retention Policy Carlsbad Email Retention (2 years)




Expires 2/5/2024

 Follow up. Start by Monday, February 7, 2022. Due by Monday, February 7, 2022.
If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

This is a very biased presentation. Using words like "car-centric" is a signal for a left-wing agenda. Carlsbad is car-centric, and that's fine. Sure, there are lots of people bicycling, but are they doing errands that most people use their vehicles for, like grocery shopping? When is the last time you saw someone bicycling along the 101 with a bag of groceries? I don't want all that junk like artwork and shops, etc. along the beach. Leave it natural. You know? Like just plain nature? And all of these changes you propose will allow us to "enjoy" the coast? Excuse me, but we enjoy it a lot, just as it is. And the road doesn't need to be moved away from the coast. This is wrong. The part of the road that dips close to sea level can be raised, which is a much cheaper alternative than what you propose.
Please send an apology to everyone to whom you sent this email. It is insulting.
Regards,
Daniel Boilini

Re: Have your say: Carlsbad's southern coastline


 S B [redacted]
To Communications

 Reply  Reply All  Forward 

Fri 2/4/2022 9:00 PM

Retention Policy Carlsbad Email Retention (2 years)

Expires 2/4/2024

 Follow up. Completed on Tuesday, February 8, 2022.
You replied to this message on 2/6/2022 5:21 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.
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People move to Carlsbad as it one of the last areas with untouched nature. Why is the city determined to ruin the charm of the area to make it look more like dense Encinitas or Orange County?

Carlsbad open space

Karyn Stoffels [redacted]
To: Communications

Reply Reply All Forward ...

Thu 1/27/2022 5:56 AM

Retention Policy: Carlsbad Email Retention (2 years)

Expires: 1/27/2024

You replied to this message on 1/27/2022 10:22 AM. We could not verify the identity of the sender. Click here to learn more.

You sent a survey about what to do with the open space along the coast. I proposed leaving it alone, but the city of carlsbad likes to over develop any open space, so that isn't going to happen.

Instead of asking the public, why not ask college students who are studying landscape architecture? Mira Costa, UC Davis and Cal State SLO all have Landscape Architecture programs. These students will have fresh ideas and it would be great for a school project. Let me know if I can help set you up with professors there to coordinate in this effort. CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

Re: Help the city transform 60 acres of coastal land into welcoming public spaces

PC Pamela Chana [redacted]
To: Communications

Reply Reply All Forward ...

Wed 1/26/2022 9:36 PM

Retention Policy: Carlsbad Email Retention (2 years)

Expires: 1/26/2024

You forwarded this message on 1/27/2022 10:18 AM. Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Something I did not remember to add to survey was that a couple Times a week I would drive my handicapped elderly mother to the lookout point just south of Palomar Airport Road where we could park the car directly facing the ocean with no obstructions this was always a joy for her otherwise it was difficult to get her into a wheelchair get into a pathway and go along the ocean parallel where she could not turn her head to look at the ocean very well so I hope in your new plants that you still provide some type of drive up Vistapoint facing the ocean. You also need additional handicap parking along the entire corridor. Also please make any pathways or trails smooth so that a person in a wheelchair has a smooth ride and not a bumpy ride. Thank you

Sent from my iPhone

Re: Have your say: Carlsbad in 5 years

MV Marc Volpe [redacted]
To: Communications

Reply Reply All Forward ...

Fri 1/21/2022 5:20 PM

Retention Policy: Carlsbad Email Retention (2 years)

Expires: 1/21/2024

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Stop building!

R/Marc

Re: Have your say: Carlsbad in 5 years

WH Winona Heather [redacted]
To: Communications

Reply Reply All Forward ...

Fri 1/21/2022 5:47 PM

Retention Policy: Carlsbad Email Retention (2 years)

Expires: 1/21/2024

If there are problems with how this message is displayed, click here to view it in a web browser. Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

The appeal that the city has for me is that houses and streets are not crowded like they are in San Diego. I'm not filling out some boring survey. That's all you get.

Heather

Sent from my iPhone

From: Kent Whitson [REDACTED]
Sent: Tuesday, February 1, 2022 3:58 PM
To: Tom Frank <Tom.Frank@carlsbadca.gov>
Subject: 101 Alignment

Have you ever considered a by-pass route for Old 101 that would go east of the entire Terramar neighborhood, west of the railroad tracks, connect at the south end at Palomar Airport Rd., and connect somewhat diagonally from Cannon Rd. to the existing 101 route along the beach.

Sincerely..... Kent A. Whitson P.E.
(Carlsbad's first Traffic
Engineer)

From: keller tom [REDACTED]
Sent: Friday, February 25, 2022 1:52 PM
To: Communications <Communications@CarlsbadCA.gov>
Subject: South Carlsbad Coastal Region

Hello,

As a Carlsbad Homeowner I would like to express my views about what I would like to see happen with the South Coastal Space. I would love to see a park there similar to the park on the coastline at 15th street in Del Mar. I don't know if the service shed area of the furthest south campground could be included but that would be a great area for a park. Could that service area be moved to the North end of the Campground where that group site is? They hardly ever fill that site, and it stays vacant about 350 days a year. On the South park the view of the lagoon and beach ocean would be a wonderful place for people to gather and even possibly host events like concerts or weddings, etc.. I think it is super important to plant appropriate drought resistant trees and plants and it would be a good idea to include some trees to attract some raptors. An osprey, sharp shinned hawk, and red tailed hawks would help with the cliff erosion. The squirrels run rampant throughout the campground and have burrowed through the cliff increasing the rate of decline exponentially. There is one red tailed hawk that goes in there seldom but we need a lot more.

Carlsbad never really completed the Coastal Rail Trail project years ago. It would be very nice to include bike lanes and pedestrian lanes. This project will have to do the right thing by that.

Thank you for your time and consideration and Happy Friday!

Tom Keller (Poinsettia Cove Resident, HOA President, and Landscape Chair)

Tom Keller DDS

Dolphin Pediatric Dentistry

On Feb 17, 2022, at 10:31 AM, Carlsbad Web Team <webmaster@carlsbadca.gov> wrote:

Message submitted from the <Carlsbad, CA> website.

Site Visitor Name: Clint Stanley

Site Visitor Email: [REDACTED]

Hi Tom, I have a home in Solamar the fourth one from the North on Oceanview Dr. I'm trying to follow on zoom but the PowerPoint is no longer visible. My concern is that with the current north bound lanes at the same level as my home, will the redesign put the south bound lanes at that same level? If so we will lose a great part of our ocean view that has been in my family for 30 years. I am also concerned about increased traffic noise. That is my only real question, I wish for great beach access for all but hopefully not at the expense of my view and future property value.

-----Original Message-----

From: Mike Hunter [REDACTED]

Sent: Thursday, March 17, 2022 2:25 PM

To: Tom Frank <Tom.Frank@carlsbadca.gov>

Subject: South Carlsbad coastline project

Hi Tom,

We were at the meeting with Solamar HOA last month discussing the s Carlsbad coastline project. Do you have any idea when the project will begin and how long it will take? Has a plan been made yet as to what will happen in front of Solamar?

Would you mind emailing us a link to anything that is available,

Thanks

Mike Hunter

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

From: Carlsbad Web Team <webmaster@carlsbadca.gov>
Sent: Wednesday, February 23, 2022 9:29 PM
To: Communications <Communications@CarlsbadCA.gov>
Subject: Feedback for Carlsbad, CA

You have received this feedback from Robert S Pritchard [REDACTED] for the following page:

<https://www.carlsbadca.gov/departments/streets-traffic/traffic/terramar-area-coastal-improvement-project>

Hello: Grateful for Nikki, Tom and the team for attending the Terramar Association Meeting tonight. We live on Shore Drive and would like to provide some input on the proposed project south of Manzano Drive. Like the idea of a bypass to help traffic avoid the neighborhood as mentioned by Kent and others. We hear the loud motorcycles, cars, trucks at all hours. Any project should not increase the amount of traffic on Carlsbad Blvd. This stretch is so beautiful, welcome the thought of natural walking trails, preserving the openness, not creating a crowded area. Very much do not like the idea of concrete or asphalt parking areas on the west side, if we must add please put on east side of Carlsbad Blvd. Keep the area as natural as possible. Limit time people can park 2-3 hours max, no parking 9 pm to 5 am. No motor homes or campers which park all day reducing the number of people who can come enjoy. Minimize benches which can be used for sleeping, along Carlsbad Blvd we already have issues with people sleeping on/under flat benches and the round sitting areas between Cannon and Pine heading north. Keep it from being an area to congregate, the parking area by Palomar Road has a dirt area which at times gets overcrowded. Keep it an area were people come, walk, bring their own chairs sit and enjoy the sunset. Not an area full of cars and trucks. I do not think adding parking in this area will pull people from parking on El Arbol Drive, Los Robles Drive or Shore Drive. Please, please do not increase traffic and over crowd our area. Keep the natural look and feel. Thank you for asking for our input. Best Wishes



To: [Redacted]

Cc: Nikki Matosian; Tiffany Metti; Jessica Ceja

Reply

Reply All

Forward

...

Sun 2/27/2022 9:40 AM

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Nikki:

This is an example of what I would prefer not to happen with additional parking, campers, trailers running generators, infringing on walkways. As you can hear in the attached video the generators can be very noisy. Much prefer people to bring a chair and find a nice spot to enjoy nature. Walk and run natural trails. Thank you for letting us provide input.



Camper with Gen video.MOV
.MOV File



Bob Pritchard

Oversized Vehicles / Camper Parking Issues - Carlsbad Blvd - Palomar Airport - La Costa

RP Robert Pritchard
To: Nikki Matosian
Cc: Tiffany Mett; Jessica Ceja
Retention Policy: Carlsbad Email Retention (2 years)

Reply Reply All Forward
Sun 4/3/2022 7:33 PM

Expires: 4/2/2024

Nikki, Tiffany, Jessica:

As we look at the project along Carlsbad Blvd south of Cannon past Palomar Airport Road to La Costa please limit the ability of campers, large vehicles to take over parking from morning to night. Here are a few pictures from today along Carlsbad Blvd along the coast. Campers have stairs infringing on the sidewalk, extended beyond standard parking towards the bike lane, acting as this space is a campground vs. a public street. The dirt lot at Palomar Airport is the home to a host of oversized vehicles taking up space for standard vehicles.



Thank you!!
Bob Pritchard

FW: Carlsbad Parks Commission - 3-21-22 mtg on PARK OPPORTUNITIES ALONG SOUTH CARLSBAD'S COASTLINE & Parks Master Plan Update - Public ...



Lance Schulte
 To: Nikki Matsien
 Cc: City Clerk; info@peopleforponto.com
 Retention Policy: Carlsbad Email Retention (2 years)

Reply Reply All Forward ...
 Tue 3/22/2022 9:07 AM

Links 3/21/2024

Carlsbad coastline

- 2017 Aug - SPCA South Carlsbad Ponto Beach Park Letter of Request (3).pdf
256 KB
- Sea Level Rise and Carlsbad DLCP-LUPA planned loss of OS at Ponto.pdf
911 KB
- 2022 General Comparative cost-benefits of Completing PCH-PCH Modification-Ponto Park - Part 1 of 2.pdf

Nikki:

Please see this email and attached files about PCH Modification/Relocation Costs.
 Please let me now if you have other data on this, or have any questions on the data I was able to gather.
 Lance

From: Lance Schulte
Sent: Tuesday, March 22, 2022 8:30 AM
To: 'parksandrec@carlsbadca.gov'
Cc: 'CityCouncil@carlsbadca.gov'; 'City Clerk'; 'Carrie Boyle'; 'Ross, Toni@Coastal'; 'info@peopleforponto.com'; 'Praher, Erin@Coastal'
Subject: RE: Carlsbad Parks Commission - 3-21-22 mtg on PARK OPPORTUNITIES ALONG SOUTH CARLSBAD'S COASTLINE & Parks Master Plan Update - Public data and input

Dear Parks Commission:

Thank you for listening to me point out key points in the 3 data files and 1 support letter your fellow People for Ponto Carlsbad Citizens researched and provided. As I mentioned at the meeting and in my email, I am available to answer any questions you may have. We started in 2017 on the principles of gathering facts, communication facts to define citizen consensus and share those facts and consensus with the City and developers (see our initial 2017 letter or request to the City).

You had several questions at the meeting that I could have quickly provided you information, as we had done some of that research already. So this email and attachments try to answer some of your questions yesterday:

1. Coastal erosion is a big issue and what erosion will occur in the future?
 - a. The City did an initial 2017 Sea Level Rise Impact (SLR) Assessment. This assessment is being updated in segments to address SLR impacts based on more current scientific data and CA Coastal Commission (CCC) requirements. This data was not included in the City's 2015 General Plan and current (outdated) City Proposed Local Coastal Plan Amendment (LCPA) before the CCC. The CCC is very concerned about coastal erosion. The CCC has the responsibility to determine if Carlsbad's LCPA any City proposed PCH Modification/Realignment meet State Law and Coastal policy. Attached is brief summary of key SLR data, CCC LCPA and open space data at Ponto/Coastal South Carlsbad. I can forward the City the entire 2017 SLR and initial 2010 SLR Segment Update if desire, but these are larger files that the City can better email you.
2. Questions on transitioning between 4 and 2 lanes of traffic and adequate beach parking?
 - a. The PCH traffic congestion at Terramar is an example of how transitions work. A key factor in moving from a 4-lane to 2-lane roadway is the elimination of the 4-lanes' passing lanes. Eliminating one-lane of traffic in each direction concentrates traffic into one-lane and eliminating passing opportunities makes all traffic only go as fast as the slowest car/truck.
 - b. Adequate beach parking both now and for future population/visitor growth is a key CCC issue. The attached file 2022 General Comparative Cost/Benefits summarizes the amount of existing and

2022 General Comparative tax-payer Costs/Benefits of Completing PCH, PCH Modification, and Ponto Park to address planned loss of 30+ acres of Coastal Open Space Land Use at Ponto/West BL/South Carlsbad: Part 1 of 2

Key base facts regarding tax-payer Cost/Benefit comparison:

City Coastal Park Fairness: Ponto/Coastal South Carlsbad has ZERO Parks and ZERO Park acres v. 10 Coastal Parks in North Carlsbad. 62% of Carlsbad citizens and major visitor industries live in South Carlsbad with no Coastal Park. 38% of Carlsbad citizens have the entire City's Coastal Parks. The City also falsely allowed Ponto Developers to NOT PROVIDE the required 15% unconstrained Open Space required by other developers in Carlsbad. Consequently Ponto is already developed at a density 35% higher than the rest of City.

What is missing from South PCH: The only missing components of a Carlsbad Livable (Complete) Street are adequate Coastal sidewalks/pedestrian paths. Better safer protected bike paths for the volume of bike traffic on a higher-speed roadway are highly desired. Both these missing features can be (and should have already long ago been) provided in the existing PCH configuration.

Generalized Costs: Costs come from publicly stated costs by Mayor Hall in a 2019 at Meet the Mayor Realtor luncheon at Hilton Garden Inn, City PCH Modification Cost Studies for South PCH, \$13 million per mile cost for the simpler City CIP #6054 PCH Modification Project at Terramar, general City cost data from official public records requests, and vacant Ponto land costs of \$1.4 to \$2.4 million per acre from recent recorded land sales at Ponto.

Generalized Benefits: The number of acres and the quality and usability of each of those acres, and the number of new added beach parking for each of the known Option's define each Option's benefits. There may be other unknown Options that have different benefits. The City's 2001 PCH Modification Studies' highest Park and Open Space Option (2001 ERA Financial Analysis "Alternative 1-parks and open space scheme") only made possible a 4-acre Active Park north of Palomar Airport Road in North Carlsbad. The City's 2013 PCH Concept design eliminated that 4-acre Active Park and only showed a few small open space areas with picnic tables. Any PCH Modification Benefits are limited by existing PCH constraints. See attached Part 2: City PCH map with numbered notes on various existing land use constraints from the City's 2013 PCH Modification Design.

PCH Modification: PCH Modification does not add any new City land. Rearranging PCH land may add some usability beyond the usability of existing parkway areas along PCH. However significant land in PCH right-of-way is already constrained by habitat, slopes, and water quality detention basins. Past City Studies in 2001 and 2013 showed relatively modest changes in useable acreage from major PCH Modifications. Forever removing 2-travel lanes (over 50% of PCH capacity due to removing passing ability) will create Terramar traffic congestion, but could repurpose that City pavement for open space. Any net usable amount of open space land will however be relatively narrow and may be modest once all constraints are accounted for. PCH Modification should be accurately compared with the existing usable and open space parkway areas in the existing PCH configuration and Ponto Park situation. See attached Part 2: City PCH map with numbered notes on various existing land use constraints from the City's 2013 PCH Modification Design.

Comparative tax-payer Cost/Benefits:

1. Completing PCH & adding missing sidewalk/path and additional public parking and bike safety:

177 existing parking spaces along South Carlsbad Blvd

Existing 4 vehicle lanes and 2 bike lanes

The only missing component of "Complete/Livable Street" is a pedestrian sidewalk/path

Total Cost to provide missing sidewalks per City data = \$3-5 million (based on path width)

Costs for desirable safety upgrade to existing bike lanes are not known

Cost to add more Beach parking in abandoned PCH North and South of Poinsettia ranges from:

- 273 additional spaces = \$ 0.76 million
- 546 additional spaces = \$ 1.1 million
- Plus an estimated \$1.5 million for 2 signalized intersection upgrades for full 4-way access
- Cost per parking space is estimated at \$19,275 to \$13,899 per additional parking space

Total cost: \$ 3.8 to 6.1 million to provide missing sidewalk/path and add more parking + unknown amount for any desired upgrades to existing bike lanes

2. '2013 PCH Modification Proposal' [AECOM 11/26/2013 Alternative Development Meeting]

Total Cost is \$75 million per Mayor Matt Hall. PCH Modification would be most the expensive City project so far. \$75 million current cost appears consistent with 20-years of cost inflation of the basic (unmitigated environmental and traffic) 2001 costs of \$26.5 to 37.3 million (in 2001dollars) identified by the City. The City's 2001 Study indicated fully mitigated costs will be higher.

Total \$75 million PCH Modification cost comes to:

\$ 18.7 to 7.5 million per acre for narrow open space areas (from portions of city roadway)

\$872,093 per additional parking space

- 86 additional parking spaces created = 263 replacement spaces - 177 existing spaces removed
- Includes multi-use pathway (sidewalk) within primarily native/natural landscaping.
- Possible 50% reduction in vehicle lanes (from 4 to 2 lanes) with corresponding traffic congestion like at Terramar. Not clear if Citizens will approve spending \$75 million to double traffic congestion.
- Includes about 4 - 10 acres for possible narrow passive Park area identified in City's 2001 PCH Modification Studies. However City's 2013 PCH Modification (AECOM) plans look like smaller acreage is provided.
- Does not purchase any new land (only reconfigures existing City land) so requires Carlsbad Citizens to vote to expend funds per Proposition H.
- 2013 PCH Modification proposal did not consider and map City's 2017 sea level rise data to show what areas would be lost due to sea level rise and account for any added cost and issues.

3. Ponto Coastal Park

Total Cost: \$20 – 22 million to purchase and build 11-acres as Mayor Matt Hall has publicly stated

\$ 2 to 1.8 million per acre (per Mayor) for new and fully useable City Park area

175% to 10% more total park land than 'PCH Modification options'

- Includes adding 11-acres of new and viable parkland similar in shape (but larger in size) than Carlsbad's Holiday Park. Site includes both habitat and E-W and N-S connections.

- Since an Open Space land purchase per Proposition C acquisition voters exempted such purchases from Proposition H. NCA recommend the site be considered for purchase as Open Space per the City's obligations under a lawsuit settlement.
- Ponto Park's cost savings over 'PCH Modification' = \$55 to 53 million
- Ponto Park's + adding missing sidewalks cost savings over 'PCH Modification' = \$51 to 47 million
- Ponto Park's + adding missing sidewalks + 273 additional parking spaces cost savings over "PCH Modification" = \$50.4 to 46.1 million
- Ponto Park's + adding missing sidewalks + 546 additional parking spaces cost savings over "PCH Modification" = \$50.1 to 45.8 million

4. Combining both #1-PCH Completion and #3-Ponto Park:

Combining #1 and #3 creates at cost effective and more beneficial Coastal Park-Coastal Parking-Completes Streets solution. This solution actually adds 11-acres of new City land for a needed Park, provides for a Complete PCH without increasing traffic congestion, does not forever congest PCH travel if future PCH traffic increases, adds comparatively more beach parking, and provides the City with Coastal land use and sea level rise planning flexibility to address future needs by not forever committing the City's PCH land to a Final solution. See map on page 4 showing land use synergy of combining #1 and #3.

\$50.4 to 45.8 million in tax-payer cost savings are estimated from combining #1 & #3 compared to the estimated \$75 million PCH Modification concept. Combining #1 and #3 provide all the features provided by more Benefits for a reduced

- a. Ponto Park's location allows it to use the 337-610 parking spaces created by #1 above (177 existing + 273 to 546 new parking spaces). The 337-610 parking spaces will allow Ponto Park to effectively host Carlsbad's special community events.
- b. Acquiring Ponto Park's 11-acres provides both the City and State of CA with important future land use options to address the Sea Level Rise and Coastal Erosion (SLR) planned by the City. These options are created by leaving the exiting South Carlsbad Blvd right-of-way substantially the same (except for adding needed sidewalks and using the existing Old paved roadway for parking) thus allowing future upland relocation of the Campground. If \$75,000,000 is spent on #2 the likelihood this very expensive City expenditure would never be abandoned by the City to allow relocation of the Campground.
- c. Carlsbad' 2017 Sea Level Rise study shows SLR will eliminate ½ of the State Campground – a high-priority Coastal land use under the CA Coastal Act. The CA Coastal Act calls for "upland" relocation of high-priority Coastal land uses due to SLR impacts. Ponto Park could also provide for "upland" relocation of the State Campground.

Part 2 of this Comparative analysis is a separate 2-page data file. This Part 2 file consists of the City's PCH map with numbered notes to documented City data on PCH design constraints, mapping the City's 2017 Sea Level Rise Impact Areas, and outlining the easterly 6.5 acre portion of the 11-acre Planning Area F site that could be Ponto Park for acreage comparison purposes.



Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.
- City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.
- City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres	Total land in LFMP Zone 9 [Ponto]
<u>197 Acres</u>	Constrained land excluded from GMP Open Space
275 Acres	Unconstrained land in LFMP Zone 9 [Ponto]
X 15%	GMP Minimum Unconstrained Open Space requirement
41 Acres	GMP Minimum Unconstrained Open Space required
<u>11 Acres</u>	GMP Open Space provided & mapped per City GIS data
30 Acres	Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data

73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

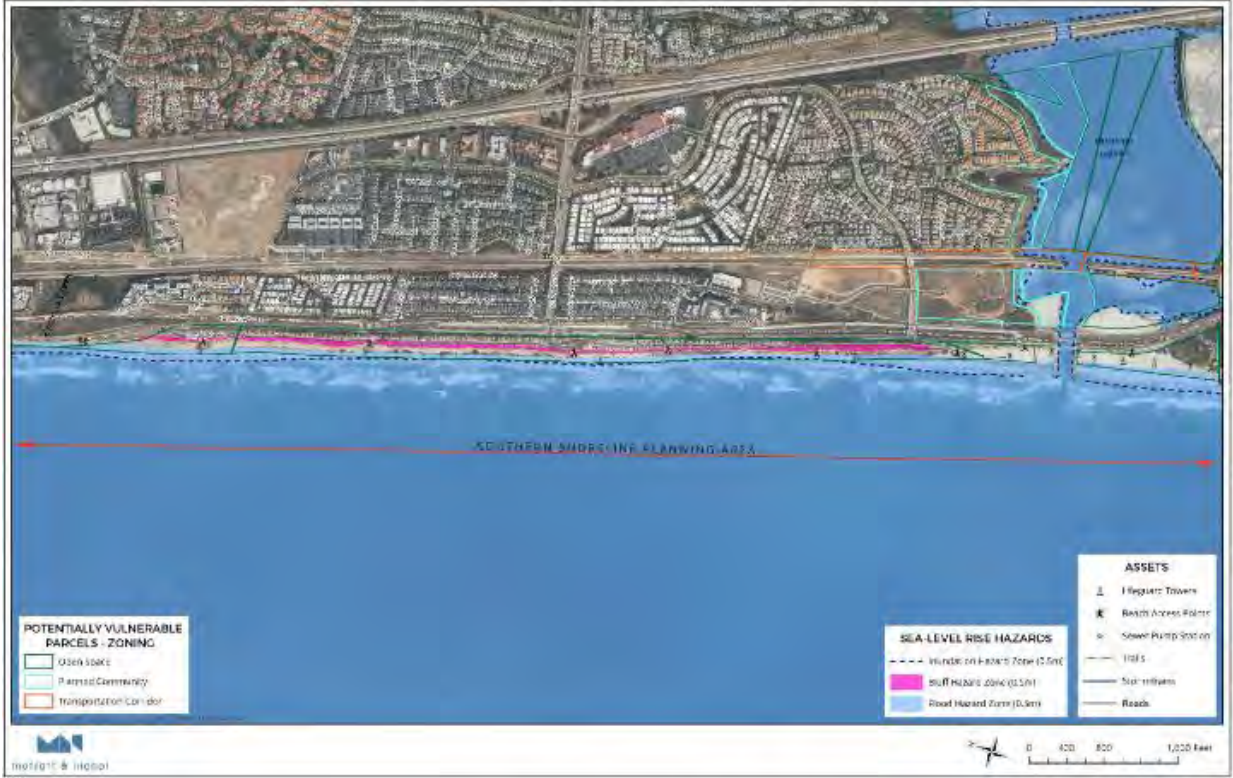


Figure 7: Southern Shoreline Planning Area – Year 2050



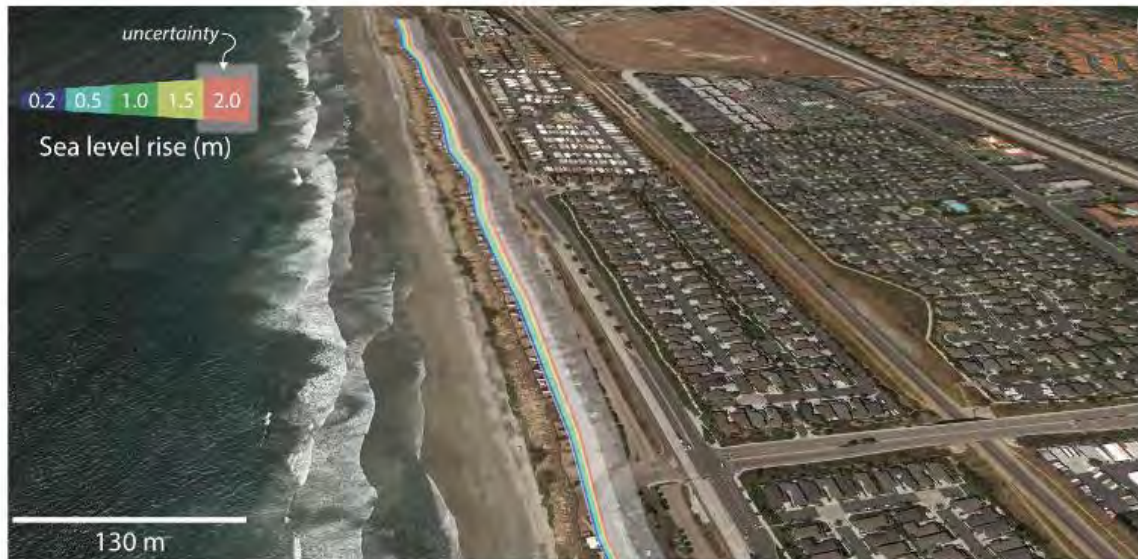


Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... area. For example, Planning Area F requires the city and developer to "consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e., public park) on the west side of the railroad. ... this study should be undertaken as a part of the visitor serving use inventory analysis described above. If this analysis determines that there is a deficit of low cost visitor accommodations or recreation facilities in this area, then Planning Area F should be considered as a site where these types of uses could be developed.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.



August 31, 2017

To:

Carlsbad City Council council@carlsbadca.gov

Carlsbad Parks & Recreation Commission at mike.pacheco@carlsbadca.gov

Carlsbad Planning Commission at Don.Neu@carlsbadca.gov

Kevin Crawford, City Manager at manager@carlsbadca.gov

Chris Hazeltine, Parks & Recreation, City of Carlsbad chris.hazeltine@carlsbadca.gov

Don Neu, Planning, City of Carlsbad Don.Neu@carlsbadca.gov

Subject: City Park Standard in Southwest and South Carlsbad

Dear Carlsbad City Council:

The San Pacifico Community Association (SPCA) represents over 450 homes (around 1,000 Citizens) in the Southwest Quadrant/Park District of Carlsbad, and is the primary component and stakeholder of the Poinsettia Shores Planned Community (Poinsettia Shores Master Plan and Local Coastal Program). SPCA supported the residents in creating the Ponto Beachfront Development Review Committee (PBDRC) to:

- Provide information to all San Pacifico residents (and surrounding neighborhoods) on the developments. (See www.PontoLocals.com)
- Obtain and consolidate constructive feedback from the residents. Give this feedback to the residents, developers and City so that we can have productive/timely input into the projects and their designs.
- Act as a strong, unified voice and with the support of our residents in upcoming Planning, Council and Coastal Commission meetings.

Since PBDRC has been formed there has been a growing participation and concurrence from other Carlsbad areas and groups on the consensus PBDRC has consolidated.

PBDRC and the SPCA are pleased that the City has taken action to fix a timeline defect in the Growth Management Program related to meeting a City Park standard. However there is another truly once in a lifetime opportunity to improve how the City Park standard is proposed to be met in Ponto and coastal South Carlsbad that we would like to request of the City Council. This opportunity stems from the fact that Ponto is the only vacant coastal land in South Carlsbad and is currently being evaluated for low-priority housing and other types of development. Should it be developed in this way, there will never be another opportunity to have a meaningful park in coastal Southwest Carlsbad west of Interstate 5. The request is to work with Pontolocals to provide a comprehensive and open process for citizens of the City [primarily Southwest and Southeast Carlsbad Citizens] to discuss and define possible better approaches to implement a coastal park in Southwest that can serve all of South Carlsbad. We recently had a community meeting attended by approximately 200 people and this letter reflects some of the near unanimous (90%+) concerns from that meeting. We believe these concerns are also likely to be reflective of many others living in South Carlsbad, and also in North Carlsbad.

The City Park Standard is “3.0 acres of Community Park or Special Use Area per 1,000 population **within the Park District**”. So for every 1,000 Citizens in a Park District, such as the coastal Southwest Quadrant Park District, there is to be 3 acres of City Park to meet the standard. The rationale for such a location specific standard is that parks should be distributed so as to be reasonably accessible by all citizens. It is also important to have reasonable and safe park access via walking and biking, not just by motor vehicles. The staff report on correcting the timeline defect in the Park Standard stated that correcting the timeline to correct the park quadrant deficits is “... specifically relevant to the southwest and southeast quadrants. As stated in the report a need for more park acreage in those two quadrants was identified four years ago (during FY 2012-13).” A 6.6 acre park deficit within the Southwest quadrant was identified in the Growth Management Monitoring Report for FY 2014-15. However the report indicates that “Based on the Fiscal Year 2015-16 Capital Improvement Program list of projects, Veteran’s Memorial Park (91.5 acres, with 22.9 acres applied to each quadrant) is proposed to be constructed prior to buildout.” Under this proposal the future Veteran’s Park, that is located in the Northwest Park District and located many miles away from the coastal Southwest and Southeast Quadrants and Park Districts, would be used to meet the population and citizen demand for Parks for citizens within the coastal Southwest and Southeast Quadrant’s Park Districts. We know there is an outstanding opportunity for the City to do a great thing for the community and to add tremendous value to the quality of life by augmenting, enhancing, and/or adjusting planned park supply to better serve citizens and the City; and be more consistent with the General Plan and core values of the Growth Management Plan.

The fundamental intent of creating four Park Districts (one for each quadrant) and managing and matching demand and supply of City Parks into smaller geographical areas (quadrant park districts) is to make the supply of City Parks reasonably accessible to their demand and more equitably distributed for citizens. Equitable distribution of City Park facilities is the right thing to do and has many citizen and city benefits:

- Children and elderly can more easily walk and bike to City Parks when they are close by and within a safe walking and bicycling distance with properly designed access pathways;
- Park supply created so far away from park demand creates the need to drive in a car to access the park, thus increasing vehicle miles traveled (VMT). Depending on locations this also limits park access for citizens without cars or unable to drive;
- When city parks are accessible to their demand by walking/bicycling then less city park land is needed to park cars. Citizens get more actual useable park space for each acre of park land;
- When city parks are close to their demand busy families can quickly get to them after their workday which allows more park time for families during busy weekends;
- Nearby city parks create a stronger sense of stewardship for the “neighborhoods” park and city parks in general. Citizens watch out and care for their nearby park;
- Nearby city parks that are equitably distributed and based on surrounding neighborhood demand serve to strengthen neighborhood quality and property values by providing park amenities close by. It is both a good neighborhood and economic development strategy to assure park demand and supply are locationally matched; and
- Fundamentally it is the right thing to do to place park demand and supply in close proximity to each other and promote and equitable distribution public facility demand and supply.

In coastal Southwest Carlsbad and South Carlsbad we have some glaring gaps in demand and supply of city parks. For instance:

The Carlsbad General Plan Open Space, Conservation and Recreation Element, Figure 4-3 Parks: Shows no existing or planned coastal parks or special use areas west of Interstate 5 for all of South Carlsbad. In North Carlsbad there are 10, parks and special use areas west of Interstate 5 and on or close to the beach (9 of these are existing parks and 1 is a future park). This seems a clear and inherently unfair distribution of coastal park facilities. This unfair distribution severely reduces critical access to coastal park open space near the beach for South Carlsbad Citizens (half the City and over 26,000 homes, and over 64,000 citizens).

This unserved demand for city park space in coastal South Carlsbad is evidenced by the dangerous use of the Carlsbad Boulevard [old highway 101] road shoulder and bike lanes and campground road for recreational purposes, parking demand and the frequent unauthorized recreational use of Ponto vacant land. People are using whatever land they can for needed recreational use. South Carlsbad Citizens in Aviara, La Costa, Rancho Carrillo, Bressi Ranch, La Costa Valley and all the other South Carlsbad inland neighborhoods have no coastal South Carlsbad City Beach Park areas to access the coast. Their only option is to drive significant distances (with increase VMT and greenhouse gas emissions) crosstown to access city beach parks in the North, or travel to Encinitas. This forces increased VMT and greenhouse gas emissions which is counter to both State and General Plan goals. Citizens in South Carlsbad only have a State Beach pay parking lot and a retreating primarily steep cobble beach as their "local" beach. The non-beach portion of the South Carlsbad State Beach campground is a road and lodging facility for primarily out-of-town visitors that are near this beach. It is not a city park. The Campground is not designed to serve the park needs of Carlsbad citizens, but is a great place primarily for visitors to affordably pay to spend nights camping near the beach. The lack of any park facilities at the campground is evidenced by the frequent use of the campground driveway (a significant area of the campground) by children and adults as a play area.

There is an added benefit in that adding a coastal South Carlsbad Ponto Beach Park would help alleviate growing overcrowding, and increased traffic and parking congestion at North Carlsbad's coastal parks.

Citizens west of Interstate 5 in South Carlsbad have very limited access to a city park. Depending on the neighborhood one lives in, access our nearest park [Poinsettia Park] is between a 2 to 4 mile trip. Residents must cross Interstate 5 using one of only two crossings in the space of over 3 miles. These crossings are on major multi-lane, higher speed roadways (Poinsettia Lane or Palomar Airport Road). The route is not the most safe or direct, and it forces one to drive in a vehicle to access a park which increases VMT. Park access for children, the elderly, and those walking dogs west of Interstate 5 in South Carlsbad is severely restricted or effectively eliminated.

Coastal Southwest and all of South Carlsbad have not met their quadrant's Park area standard since 2012 (per the City's Growth Management Program). A specific comprehensive and open discussion with the Southwest and all if South Carlsbad citizens on how that deficient should be resolved should occur. The current City solution to meet local park needs of coastal Southwest and South Carlsbad with a paper allocation of park acreage in the Northwest part of the City that is many miles away does not seem right. It seems inconsistent with the core values and Vision of our City.

From Carlsbad General Plan Community Vision:

"...the Carlsbad Community Vision, which is the foundation for this plan." This is the foundation for the General Plan.

“...In the future, ... social connections will be enhanced through ... more public gathering places, family-friendly activities, and open spaces within walking distance of people’s homes ...”

“The community is proud of the exceptional amount of open space in the city, and envisions a future of continued City commitment to open space protection and strategic acquisitions to further the city’s open space system.”

“Parks, Fields, and Facilities for All Ages: The network of parks and recreation facilities will be improved to meet the community’s active lifestyle needs. Such improvements may include the strategic addition of more parks, ... New facilities will be located to maximize use and access by all neighborhoods, tailored to the needs of local populations, and designed with all ages in mind.”

“Beach Uses and Improvements: The beach is an important outdoor recreational resource, and protecting and enhancing access to the beach and the quality of the beach experience is a top community priority.”

“... Access to the beach and the quality of the beach experience will be improved through new compatible and supportive uses on or in close proximity to the beach, which may include ... a park ...”

“Tailored Tourism Strategy: Tourism is an important component of the city’s economy today, and it remains an attractive economic sector for the future since it emphasizes the very resources that make the city attractive to existing residents—the ocean and beach ...”

“Easy and convenient pedestrian connections will be available from every neighborhood to help children get safely to schools and parks.”

From General Plan Land Use Element:

“Beach Access and Activity: ...the community expressed an overwhelming preference for an active waterfront development strategy, which provides opportunities for activities and uses to be more integrated with the ocean. ... Access to the beach will be enhanced through ... open space, parking, and amenities ...”

General Plan Land Use Policy: “2-G.20 Develop an active ocean waterfront, with new growth accommodated west of Interstate 5, to enable residents and visitors to enjoy more opportunities for ... recreating along the coastline. Develop public gathering places and recreational opportunities along the coastal corridor.”

The City’s Park and Recreation Master Plan includes many areas of direction that strongly support a coastal park west of interstate 5 in South Carlsbad. Many of the most important park facilities and program needs identified in the City’s Park and Recreation Master Plan could be most efficiently addressed with a coastal park in the Ponto area. There are also significant and unique opportunities to create both public/private and public/public partnerships that would not only help reduce City recreation costs but also expand and create unique and special recreational program opportunities currently identified in the City’s Park and Recreation Master Plan.

A Ponto city coastal park also implements a major General Plan policy which calls for an active waterfront and creates solutions to long standing Local Coastal Program policy and State Parks Campground issues. There are very unique and special land use compatibility opportunities and synergy from a coastal city park in south Carlsbad and Ponto area that are inline and implement high priorities identified in the City's Park and Recreation Master Plan.

In summary, Carlsbad has a once in a generation opportunity to create very special coastal South Carlsbad Ponto Beach Park in South Carlsbad. This opportunity will be true to our Carlsbad Community Vision and General Plan and the heart and soul of our Growth Management Plan's standard of matching park demand with park supply within a particular park district. We believe this request benefits not only coastal Southwest Carlsbad and South Carlsbad but all of Carlsbad and is more consistent with the City General Plan, Growth Management Program, and Parks Master Plan and will result in a better, more valued and more sustainable City.

We are a key Stakeholder in Ponto and the Poinsettia Shores Maser Plan and Local Coastal Program. We have been hearing similar concerns from other Carlsbad citizens about coastal beach park access and request that the City Council seize this opportunity to work with us to establish a comprehensive and open community discussion about the strategic acquisition of a coastal South Carlsbad Ponto Beach Park for South Carlsbad citizens and businesses. We also request before a solution to the 2012 Southwest quadrant park standard deficit is created we have an open citizen discussion with the Citizens of coastal Southwest Carlsbad on how that solution can better address the park demand created in the Southwest Park District with a better park supply created within that District. Like our City Park Standard says: "3.0 acres of Community Park or Special Use Area per 1,000 population **within the Park District**". We request that a coastal City Park West of Interstate 5 be developed in South Carlsbad to be fair and equitable and to meet the needs of South Carlsbad for a coastal City Park to serve all the Citizens of South Carlsbad. This can take advantage of special land use synergies to help promote public/private collaboration, create added property and transit occupancy tax revenues for the City by creating a valuable and synergistic amenity [where none now exists] for over half the City and over 26,000 homes, along with providing support to our City's visitor serving businesses and activities. It is the right and smart thing to do.

The San Pacifico Community Association and PBDRC as key Stakeholders in Ponto wish to be a key participant any proposed City or CCC actions regarding these subjects, and would like to meet with you to see how we can discuss and advance this for the benefit of South Carlsbad Citizens. As we are citizen volunteers we sincerely appreciate advance notification to allow for preparation and coordination with our work lives and to communicate back to our members and other South Carlsbad Citizens. We wish to be notified in advance of any proposed actions related to the issues in thus letter. The San Pacifico Community Association contact information is:

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The Ponto Beachfront Development Review Committee conducted the research cited in this letter. Along with general communications, please contact the following if you have technical questions regarding this letter. Key Committee contact information is:

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Thank you for your consideration.

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ERA

Economics Research Associates

**CARLSBAD BOULEVARD
REALIGNMENT STUDY
PHASE II: PRELIMINARY
FINANCIAL ANALYSIS**

Submitted to:
The City of Carlsbad

Prepared by:
Economics Research Associates
URS Corporation
Wallace, Roberts & Todd

October 4, 2001
ERA Project No. 14158

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TABLE OF CONTENTS

I.	Introduction.....	1
II.	Development Scenarios.....	2
III.	Land and Fiscal Value Estimates	7
IV.	Other Potential Sources for Funding Realignment Costs.....	11
	Appendix.....	15



Economics Research Associates

LIST OF TABLES

Table	Page
Table 1: Development Program Scenarios – Alternative 1.....	3
Table 2: Development Program Scenarios – Alternative 2.....	4
Table 3: Development Program Scenarios – Alternative 3.....	5
Table 4: Development Program Scenarios – Alternative 4.....	6
Table 5: Preliminary Revenue/Cost Comparison	8

GENERAL LIMITING CONDITIONS

Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible, and they are believed to be reliable. This study is based on estimates, assumptions and other information reviewed and evaluated by Economics Research Associates from its consultations with the client and the client's representatives and within its general knowledge of the industry. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives or any other data source used in preparing or presenting this study.

This report is based on information that was current as of *October 2001* or as noted in the report, and Economics Research Associates has not undertaken any update of its research effort since such date.

No warranty or representation is made by Economics Research Associates that any of the projected values or results contained in this study will actually be achieved.

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This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

I. INTRODUCTION

The *Carlsbad Boulevard Realignment Study* is an analysis of alternative scenarios for realigning Carlsbad Boulevard away from the coast bluff edge and, in the process, creating opportunities for commercial, recreation, and open space uses. One of the study's objectives is to explore ways to generate revenue from useable public land created, including potential land sale or lease opportunities, and using this revenue to help offset the cost of realigning the road.

This Phase II report is a preliminary evaluation of each scenario's financial implications. The Phase I report, presented in April 1999, evaluated the market context in which development may take place. Some of the key rent and market assumptions presented in this report are based on the 1999 research, adjusted for inflation. A market analysis update has not taken place since 1999. The values presented here are preliminary estimates for planning purposes only, and should not be interpreted as valuations or appraisals since they are based on conceptual development programs, gross preliminary development cost factors, and two-year old market research. Valuations or appraisals will require greater due diligence regarding current market conditions, more specific development and site planning programs, and more detailed cost estimates.

II. DEVELOPMENT SCENARIOS

URS Corporation and the City of Carlsbad have identified four alternative land use scenarios for a realigned Carlsbad Boulevard. The proposed realignment creates 4-6 new surplus land areas resulting 5-7 potential parcels (see the Carlsbad Boulevard Realignment Study – Phase I and Phase II for more details regarding these alignments and surplus land areas). The consultant team prepared hypothetical development programs for each alternative. These hypothetical development programs are not recommendations; rather, they were devised to test the potential financial impact of the following alternative approaches towards reuse of the surplus land that is created with the road realignment. They were also designed to serve as a starting point for discussion of preferred uses and to allow the decision-makers to select and combine the elements from each alternative that they find most desirable. Finally, these scenarios serve as starting points for discussions with State Parks, which is critical for the pivotal Manzano parcel.

- Alternative 1 tests the financial impacts of a parks and open space scheme. It assumes that no major commercial development occurs and that the surplus parcels are used for parking, community facilities, parks, open space, and camping (concessionaire), as shown in Table 1.
- Alternative 2 tests the financial impacts of a predominately parks and open space scheme, with limited commercial development. It assumes that a time-share and executive meeting hotel is built on a small portion of Surplus Area 1, and that the rest of Surplus Area 1 and all of the other parcels are used for parking, community facilities, parks, or open space, as shown in Table 2.
- Alternative 3, as shown in Table 3, tests the financial impacts of a significant commercial development scheme. It assumes significant commercial development on almost half of Surplus Areas 1 (specialty retail, restaurants, and office) and 3 (hotel), and all of Surplus Areas 2 (time-share), 6A (time-share), and 6B (office), as shown in Table 3. More than half of Surplus Area 1 is used as park space and more than half of Surplus Area 3 remains open space. Parcels 4 and 5 provide parking and open space.
- Alternative 4 tests the financial impacts of a significant commercial development scheme for a majority of Surplus Area 1 (specialty retail, restaurants, time-share, and executive meeting hotel), with a neighborhood park on the remaining portion of Surplus Area 1, as shown in Table 4. Parcels 2, 3, and 6A remain open space, and 4, 5, and 6B contain public parking and open space.

Table 1: DEVELOPMENT PROGRAM SCENARIOS - Alternative 1 - Parks and Open Space

	Units	Surplus Area:						
		1	2	3	4	5	6A	6B
Acreage		20.8	5.1	10.1	13.7	2.3	0.5	2.0
Developable Commercial		-	-	-	-	-	-	-
Campground		-	-	-	2.8	-	-	-
Public parking		1.0	0.6	-	1.5	0.9	-	0.6
Community facility		0.8	0.1	-	0.1	-	-	-
Active parks		4.0	-	-	-	-	-	-
Open space		15.0	4.4	10.1	9.3	1.4	0.5	1.4
Commercial Uses								
Commercial-Retail	s.f.	-	-	-	-	-	-	-
Commercial-Restaurants	s.f.	-	-	-	-	-	-	-
Office	s.f.	-	-	-	-	-	-	-
Time Share	Rooms	-	-	-	-	-	-	-
Full Service Hotel	Rooms	-	-	-	-	-	-	-
Executive Meeting Hotel	Rooms	-	-	-	-	-	-	-
Campground								
Primitive sites	Sites	-	-	-	45	-	-	-
RV sites	Sites	-	-	-	50	-	-	-
Common facilities		-	-	-	3,000	-	-	-
Public Parking								
Free	Spaces	140	50	-	200	135	-	90
Community Facility								
Visitor Center	s.f.	2,500	-	-	3,000	-	-	-
Restrooms	Number	1	1	-	-	1	-	-
Active Park Facilities								
Active Parks	acres	4.0	-	-	-	-	-	-
Open Space Facilities								
Open Space	acres	15.0	4.4	10.1	9.3	1.4	0.5	1.4

Source: URS; Wallace, Roberts & Todd; and Economics Research Associates

Table 2: DEVELOPMENT PROGRAM SCENARIOS - Alternative 2

	Units	Surplus Area;						
		1	2	3	4	5	6A	6B
Acreage		20.8	5.1	10.1	13.7	2.3	0.5	2.0
Developable Commercial		5.0	-	-	-	-	-	-
Campground		-	-	-	-	-	-	-
Public parking		-	2.6	6.9	3.2	1.2	0.1	0.6
Community facility		-	-	-	0.1	0.4	-	-
Active parks		-	1.6	1.6	-	0.5	-	1.4
Open space		15.8	0.9	1.6	10.4	0.2	0.4	-
Commercial Uses								
Commercial-Retail	s.f.	-	-	-	-	-	-	-
Commercial-Restaurants	s.f.	-	-	-	-	-	-	-
Office	s.f.	-	-	-	-	-	-	-
Time Share	Rooms	100	-	-	-	-	-	-
Full Service Hotel	Rooms	-	-	-	-	-	-	-
Executive Meeting Hotel	Rooms	150	-	-	-	-	-	-
Campground								
Primitive sites	Sites	-	-	-	-	-	-	-
RV sites	Sites	-	-	-	-	-	-	-
Common facilities		-	-	-	-	-	-	-
Public Parking								
Free	Spaces	-	150	870	520	176	10	90
Community Facility								
Visitor Center	s.f.	-	-	-	-	19,600	-	-
Restrooms	Number	-	1	3	2	1	-	-
Active Park Facilities								
Active Parks	acres	-	1.6	1.6	-	0.5	-	1.4
Open Space Facilities								
Open Space	acres	15.8	0.9	1.6	10.4	0.2	0.4	-

Source: URS; Wallace, Roberts & Todd; and Economics Research Associates

Table 3: DEVELOPMENT PROGRAM SCENARIOS - Alternative 3

	Units	Surplus Area:						
		1	2	3	4	5	6A	6B
Acreage*		20.8	5.1	10.1	-	-	0.5	2.0
Developable Commercial		10.0	5.1	4.3	-	-	0.5	2.0
Campground		-	-	-	-	-	-	-
Public parking		-	-	-	-	-	-	-
Community facility		-	-	-	-	-	-	-
Active parks		10.8	-	-	-	-	-	-
Open space		-	-	5.8	-	-	-	-
Commercial Uses								
Commercial-Retail	s.f.	40,000	-	-	-	-	-	-
Commercial-Restaurants	s.f.	40,000	-	-	-	-	-	-
Office	s.f.	80,000	-	-	-	-	-	15,000
Time Share	Rooms	-	150	-	-	-	30	-
Full Service Hotel	Rooms	-	-	300	-	-	-	-
Executive Meeting Hotel	Rooms	-	-	-	-	-	-	-
Campground								
Primitive sites	Sites	-	-	-	-	-	-	-
RV sites	Sites	-	-	-	-	-	-	-
Common facilities		-	-	-	-	-	-	-
Public Parking								
Free	Spaces	-	-	-	-	-	-	-
Community Facility								
Visitor Center	s.f.	-	-	-	-	-	-	-
Restrooms	Number	-	-	-	-	-	-	-
Active Park Facilities								
Active Parks	acres	10.8	-	-	-	-	-	-
Open Space Facilities								
Open Space	acres	-	-	5.8	-	-	-	-

*Acreages may not equal total due to rounding

Source: URS; Wallace, Roberts & Todd; and Economics Research Associates

Table 4: DEVELOPMENT PROGRAM SCENARIOS - Alternative 4

Units	Surplus Area:						
	1	2	3	4	5	6A	6B
Acreage*	20.8	-	-	-	-	-	-
Developable Commercial	15.0	-	-	-	-	-	-
Campground	-	-	-	-	-	-	-
Public parking	-	-	-	-	-	-	-
Community facility	-	-	-	-	-	-	-
Active parks	5.8	-	-	-	-	-	-
Open space	-	-	-	-	-	-	-
Commercial Uses							
Commercial-Retail	s.f.	45,000	-	-	-	-	-
Commercial-Restaurants	s.f.	45,000	-	-	-	-	-
Office	s.f.	-	-	-	-	-	-
Time Share	Rooms	150	-	-	-	-	-
Full Service Hotel	Rooms	-	-	-	-	-	-
Executive Meeting Hotel	Rooms	150	-	-	-	-	-
Campground							
Primitive sites	Sites	-	-	-	-	-	-
RV sites	Sites	-	-	-	-	-	-
Common facilities		-	-	-	-	-	-
Public Parking							
Free	Spaces	-	-	-	-	-	-
Community Facility							
Visitor Center	s.f.	-	-	-	-	-	-
Restrooms	Number	-	-	-	-	-	-
Active Park Facilities							
Active Parks	acres	5.8	-	-	-	-	-
Open Space Facilities							
Open Space	acres	-	-	-	-	-	-

*Acreages may not equal total due to rounding

Source: URS; Wallace, Roberts & Todd; and Economics Research Associates

III. LAND AND FISCAL VALUE ESTIMATES

ERA estimated the approximate residual land value and the capitalized value of the estimated fiscal revenue associated with each of the alternative alignments and development scenarios. The estimates are very preliminary since they are based on hypothetical development programs without architectural designs, rent assumptions based on 1999 research (updated to 2001 values), preliminary site capacity and site planning analysis, and gross development cost estimates for buildings and site development. The detailed analyses for each alternative are presented in Appendix A. These estimates, which are not appraisals, will need to be revised as development programs become more specific, and they do not form the basis for a financial offering, bond, or prospectus without additional planning, engineering, cost estimating, and due diligence.

The residual land value estimates translate into the potential revenue generated from commercial land sales, or the capitalized values of leases, of surplus land areas created by the road realignment. These estimates are preliminary approximations of what a developer might be willing to pay for the land in order to obtain a reasonable rate of return on total capital (debt and equity capital). In order to be conservative, no real appreciation was assumed; in other words, rents only rise with inflation. Some developers may speculate that rents will rise faster than inflation, which would result in higher values than estimated in this report. The fiscal revenue translates into the capitalized value of the potential fiscal resources to the City and Redevelopment Agency that could help finance some of the Carlsbad Boulevard realignment costs.

The total revenue from commercial land sales (or leases) and the capitalized value of fiscal revenue was compared to URS Corporation's preliminary estimate of road realignment costs (\$18.8 million), and Wallace, Roberts, and Todd's preliminary estimates of possible public parking, parks, open space, and community facility costs (\$8.5-12.1 million). While road realignment costs are required to produce the surplus parcels, costs to develop the open space are flexible. The estimates provided assume maximum improvements to the open space.

As shown in Table 5, Alternative 1, the least commercial scenario, generates very limited revenue, only \$1.1 million in commercial land value, and over \$0.2 million in the capitalized value of fiscal revenue, for a total of almost \$1.3 million. Other sources would have to fund over \$17.5 million in road construction costs, and \$9.0 million in public facility, parks, and open space costs, or the amount of improvements would have to be reduced.

Table 5: PRELIMINARY REVENUE/COST COMPARISON (Year 2001 Dollars)

	Alternatives			
	1	2	3	4
Revenues From Commercial Land Sales	\$ 1,131,000	\$ 9,219,000	\$ 28,155,000	\$ 19,465,000
Capitalized Value of Fiscal Revenues to City & RDA	\$ 217,000	\$ 10,849,000	\$ 24,743,000	\$ 16,429,000
Total Potential Revenues	\$ 1,348,000	\$ 20,068,000	\$ 52,898,000	\$ 35,894,000
Less: Road Construction Costs	\$ 18,800,000	\$ 18,800,000	\$ 18,800,000	\$ 18,800,000
Net Revenues <Deficit> After Road Construction Costs	\$ (17,452,000)	\$ 1,268,000	\$ 34,098,000	\$ 17,094,000
Less: Public Parking, Parks, Open Space, and Facilities	\$ 8,999,580	\$ 12,062,589	\$ 8,496,734	\$ 9,358,925
Net Revenues <Deficit> After Public Costs	\$ (26,451,580)	\$ (10,794,589)	\$ 25,601,266	\$ 7,735,075

Source: Economics Research Associates; URS; Wallace, Roberts & Todd



Alternative 2 generates over \$9.2 million in commercial land value, and \$10.8 million in fiscal revenue, for a total of \$20.1 million. This amount is enough to cover the \$18.8 million in road realignment costs, but not enough to cover the estimated \$12.1 million in potential public facility, parks, and open space costs. Other sources would have to fund approximately \$10.8 million in public facility, parks, and open space costs, or the amount or type of improvements would have to be reduced.

Alternative 3, the most commercial scenario, generates an estimated \$28.2 million in revenues from commercial land value, and \$24.7 million in capitalized fiscal revenue, for a total of \$52.9 million. This amount is substantially more than enough to cover the \$18.8 million in road realignment costs, and \$8.5 million in public facility, parks, and open space costs.

Alternative 4 generates an estimated \$19.5 million in commercial land value, and \$16.4 million in capitalized fiscal revenue, for a total of \$35.9 million, which is more than enough to cover the \$18.8 million in road realignment costs, and \$9.4 million in public facility, parks, and open space costs.

QUALIFICATIONS

While it appears that alternatives 3 and 4 generate enough revenue to cover development costs, the findings at this preliminary planning stage of analysis are qualified, as follows:

- The cost estimates are based on gross cost factors and need to be refined as project design becomes more specific.
- The cost estimates do not include any extraordinary off-site costs, such as for environmental or traffic mitigation.
- Some of the parcels identified for potential development, particularly those west of the alignment, may be vulnerable to long term erosion problems; therefore, their stability needs to be verified.

- A significant share of value and fiscal revenue in scenarios 2, 3, and 4 is attributable to hotels, which in 1999 demonstrated only average performance, especially among moderately priced hotels. Also, a new hotel has been developed since 1999. While the parcels identified for potential hotel development are competitive because of the views they offer, hotel development and financing are relatively risky.
- WRT has determined that the hypothetical development programs can fit on the parcels, and URS Corporation has initially determined that the circulation system can accommodate the development. However, there could be difficult site planning issues with some of the parcels that would limit their development potential to less than what is assumed in this analysis.
- The development cost estimates for the commercial development scenarios, for the most part, do not assume structured parking. If structured parking is required, development costs could be greater which would diminish residual land values unless higher rents are achievable.
- Most of the value is generated on Surplus Area 1, which is owned by the State of California. The City or Redevelopment Agency would not realize the value of Surplus Area 1 unless the State trades the parcel to the City or Agency for other considerations. Therefore, the City or Agency may not be able to apply proceeds from the value of Surplus Area 1 to road realignment and public facility costs. Nevertheless, under Alternative 3, the capitalized value of the fiscal revenue alone might be sufficient to cover road construction costs and a portion of public facility costs. The capitalized value of fiscal revenue under Alternative 4 comes close to covering road construction costs, but is not sufficient to cover other public facility costs.
- Competitive market conditions could change which would affect the market potential of the development programs assumed in the scenarios analyzed in this report. The estimated values are based on the hypothetical development programs for each parcel. If development programs change, the values will change.

IV. OTHER POTENTIAL SOURCES FOR FUNDING REALIGNMENT COSTS

The U.S. Department of Transportation (DOT) and State of California Transportation Department (CalTrans) are the traditional sources of funds for capital improvements to highways. For example, the Federal government offers approximately 70 different transportation-funding programs. The majority of these funds are made available for disbursement to regional entities such as SANDAG, while a small portion is made available directly to municipalities.

FUNDS AVAILABLE DIRECTLY TO MUNICIPALITIES

The CalTrans Local Assistance Program (LAP) is responsible for helping municipalities located in CalTrans District 11 identify which Federal and State funding programs for which they are eligible and guiding them through the application process. Each program is specifically tailored for a given need, and has very strict eligibility requirements. One such specialized program funds "Intelligent Transportation Systems". Funds are available to projects that integrate new technology (computer-related) with the road/highway project to improve traffic flow. Because this program is new, eligibility requirements are not yet well defined.

There is no program specifically for road or highway realignment. Moreover, it is estimated that for every 10 applicants to each of the programs above, only the most urgent project is funded, leaving 90 percent of the applications unsuccessful. Given the level of competition for funds, if the City of Carlsbad finds that portions of the road may fall into one or more of the eligible categories, the application should present as compelling a case as possible. In any case, once a specific construction plan has been determined, a representative from the City of Carlsbad should meet with a representative from the Local Assistance Program to discuss the program in detail and determine whether or not portions of the project are eligible for Federal or State aid.

Finally, another option is direct funding from special state legislative action.

REGIONAL FUNDS

The San Diego Association of Governments (SANDAG) administers the apportionment of funds from the larger, more general State and Federal transportation funding programs. The most likely source of funding for a project such as the realignment of Carlsbad Boulevard is the Regional Arterial Projects section of the Surface Transportation Projects.

For a project to receive an apportionment from SANDAG, it must be included in the Regional Transportation Improvement Plan (RTIP). The City of Carlsbad is an active participant on the CTEC committee, the body that periodically updates the RTIP. However, it is important to note that the current RTIP (2000-2004) provides only \$153 million towards projects estimated to cost nearly \$392 million. Also, the current RTIP specifically states that "local governments will obtain private developer financing for those on- and off-site roadway and transit improvement necessary to accommodate the increased travel generated by private development."

The major source of Federal transportation funds administered by SANDAG is the Transportation Equity Act for the 21st Century (TEA-21). In addition to highway and surface road construction and improvements, TEA-21 is a source of funds for driver safety initiatives, transit programs, rail projects, and transportation research. TEA-21 was established in 1998 and funded through 2003, thus funding levels beyond that time are unknown. The Surface Transportation Program (STP) is the section of TEA-21 relevant to the realignment of Carlsbad Boulevard. One STP program, Transportation Enhancement Activities Program, funds highway enhancement activities over and above mitigation, standard landscaping and other permit requirements for a normal transportation project. Project eligibility categories under the Transportation Enhancement Program which may be applicable to the realignment of Carlsbad Boulevard are: 1) Scenic or historic highway programs; 2) Landscaping and other scenic beautification; 3) Environmental mitigation to address water pollution due to highway runoff.

Currently, all TEA-21 funds, including STP, have been assigned to projects (detailed in SANDAG's 2000 Regional Transportation Improvement Plan); however, SANDAG continues to pursue additional discretionary funding available through TEA-21 on an annual basis.

In 1987, San Diego voters passed Proposition A, which authorized a one-half percent sales tax increase dedicated for transportation improvements. The first \$1 million in annual TransNet revenue is set aside for bicycle-related projects and the remainder is divided equally between highway, public transit and local street and road projects. Highway projects are approved for funding by SANDAG, CalTrans, the San Diego Metropolitan Transit Development Board, and the North San Diego County Transit Development Board. Local street and road projects are approved for funding by the city councils of the 18 cities and the County Board of Supervisors. The Carlsbad Boulevard Realignment project is a potential candidate project. TransNet funds have been programmed through 2004, and the measure will expire in 2008.

LOCAL SOURCES

Local sources include developer financed road improvements, transportation impact fees, tax increment financing in redevelopment project areas, infrastructure financing districts, assessment districts, Community Facilities Districts, General Obligation Bonds, and the General Fund.

To the extent that the realignment also increases road capacity that is required to mitigate the impacts of new development, developer financed road improvements or impact fees may apply. If the road realignment simply moves the road without enhancing capacity for future local developments, however, the nexus may not be strong enough for developer funding or impact fees to apply. Alternatively, the City may negotiate voluntary contributions to road realignment costs through development agreements on larger land development projects in the vicinity of Carlsbad Boulevard that require City discretionary approval.

Since the proposed Carlsbad Boulevard Realignment project is within a newly adopted redevelopment project area, the City's Redevelopment Agency may use tax increment to finance some of the realignment costs. Tax increment financing does not result in higher tax rates; rather, the incremental gain in property tax revenues is directed toward certain improvements within a redevelopment project area. To the extent that the realignment creates parcels that are commercially developed, the realignment project will be directly responsible for the tax increment generated by those commercial developments. Because tax increment will not be generated until the parcels are developed with commercial uses, there may be a cash flow financing issue to overcome to fund the realignment costs that will occur in advance of tax increment.

Another type of property tax increment financing is the Infrastructure Financing District (IFD). It also is based on the incremental gain in property taxes rather than an increase in tax rates. The City of Carlsbad was one of the first jurisdictions in California to form an IFD. Unlike tax increment in redevelopment project areas, an IFDs do not have to be located in redevelopment project areas and, therefore, do not have to address blight or meet the "predominately urbanized" test of redevelopment law. The public facility that is financed must serve the community at large. However, unlike a redevelopment project area that can be formed by Council action, an IFD must be approved by two-thirds of the voters if 12 or more registered voters reside in the district. Otherwise, two-thirds of the property owners within the district must vote to approve the district. The affected taxing agencies must also approve the district and tax increment sharing must be negotiated.

Properties that benefit from the realignment may be assessed for a portion of the cost through a benefit assessment district, such as the *Municipal Improvement Act of 1913*. The assessments may be pledged to support debt service on bonds, issued under the *Improvement Bond Act of 1915*. The formation process must establish the scope of improvements, identify the benefiting parcels, and determine an equitable allocation of costs. Property owners vote for or against formation of an assessment district at a public hearing. Some of the benefiting properties that are owned by the State may not be assessed.

A Community Facilities District, commonly known as a Mello-Roos district, is a special tax that can be based on a formula that has a less strict benefit allocation. However, a Community Facilities District requires two-thirds voter approval of voters residing within the district. If there are fewer than twelve registered voters in the district, the qualified electors are defined as owners of land within the district, with each owner allowed one vote per acre.

General Obligation Bonds, backed by the full faith and credit of the City, are the most secure and lowest cost form of debt financing. However, it would require two-thirds voter approval among Carlsbad's electorate, which may be difficult for the Carlsbad Boulevard Realignment project unless it is perceived as a project that has citywide benefits.

Finally, the General Fund may be used to fund a portion of road improvements through the Capital Improvement Plan, either as direct allocations, or as annual lease payments on Certificates of Participation. Fiscal revenue from development on surplus parcels could help augment the General Fund, especially if a hotel or specialty retail is developed, to enable the City to use General Fund monies for some of the road realignment and other public facility costs.

CONCLUSION

Both the SANDAG representative and the CalTrans Local Assistance Program representative noted that most road or highway realignments are done to facilitate development. Policymakers are aware of this and generally design funding programs in a way that encourages the private sector to pay for as much of the project costs as possible. Programs are also designed to encourage municipalities to utilize funds from their share of the gas tax, TransNet, and even the General Fund and Community Development Block Grants before turning to State and Federal funds. Finally, due to the limited funds available, all funding sources give priority to projects of a regional significance over those of local importance.

APPENDIX**LIST OF TABLES**

Table 1.A.1 Carlsbad Boulevard Realignment – Alternative 1, Land Use Scenario A; Proforma Cash Flow – Preliminary Residual Land Value

Table 1.A.2 Carlsbad Boulevard Realignment – Alternative 1, Land Use Scenario A; Fiscal Revenues

Table 1.A.3, 4, 5 Carlsbad Boulevard Realignment – Alternative 1, Parcel 4, Land Use Scenario A; RV Operating Statement

Table 2.A.1 Carlsbad Boulevard Realignment – Alternative 2, Land Use Scenario A; Proforma Cash Flow – Preliminary Residual Land Value

Table 2.A.2 Carlsbad Boulevard Realignment – Alternative 2, Parcel 1, Land Use Scenario A; Fiscal Revenues

Table 2.A.3, 4, 5 Carlsbad Boulevard Realignment – Alternative 2, Parcel 1, Land Use Scenario A; Executive Meeting Hotel Operating Statement

Table 2.A.6 Carlsbad Boulevard Realignment – Alternative 2, Parcel 1, Land Use Scenario A; Time Share

Table 3.A.1 Carlsbad Boulevard Realignment – Alternative 3, Land Use Scenario A; Proforma Cash Flow – Preliminary Residual Land Value

Table 3.A.2 Carlsbad Boulevard Realignment – Alternative 3, Land Use Scenario A; Fiscal Revenues

Table 3.A.3, 4 Carlsbad Boulevard Realignment – Alternative 3, Parcel 1, Land Use Scenario A; Retail/Commercial Operating Statement

Table 3.A.5, 6 Carlsbad Boulevard Realignment – Alternative 3, Parcel 1, Land Use Scenario A; Office Operating Statement

Table 3.A.7 Carlsbad Boulevard Realignment – Alternative 3, Parcel 2, Land Use Scenario A; Time Share

Table 3.A.8, 9, 10 Carlsbad Boulevard Realignment – Alternative 3, Parcel 3, Land Use Scenario A; Full Service Hotel



Economics Research Associates

Table 3.A.11 Carlsbad Boulevard Realignment – Alternative 3, Parcel 6A, Land Use Scenario A; Time Share

Table 3.A.12, 13 Carlsbad Boulevard Realignment – Alternative 3, Parcel 6B, Land Use Scenario A; Office Operating Statement

Table 4.A.1 Carlsbad Boulevard Realignment – Alternative 3, Parcel 6B, Land Use Scenario A; Proforma Cash Flow – Preliminary Residual Land Value

Table 4.A.2 Carlsbad Boulevard Realignment – Alternative 4, Parcel 1, Land Use Scenario A; Fiscal Revenues

Table 4.A.3, 4, 5 Carlsbad Boulevard Realignment – Alternative 4, Parcel 1, Land Use Scenario A; Executive Meeting Hotel Operating Statement

Table 4.A.6, 7 Carlsbad Boulevard Realignment – Alternative 4, Parcel 1, Land Use Scenario A; Retail/Commercial Operating Statement

Table 4.A.8 Carlsbad Boulevard Realignment – Alternative 4, Parcel 1, Land Use Scenario A; Time Share

Table 1.A.1

02-Oct-01

CARLSBAD BOULEVARD REALIGNMENT - Alternative 1, Land Use Scenario A
PROFORMA CASH FLOW - PRELIMINARY RESIDUAL LAND VALUE
(BEFORE TAXES & FINANCING)

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	Yr. 2001	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Inflation Factor	3%	Value	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60

SOURCES AND USES OF FUNDS**Net Sources of Funds By Land Use**

RV - Concessionaire	-	(0.79)	(0.82)	0.37	0.38	0.42	0.43	0.44	0.46	0.47	0.49	0.50	0.52	0.53	5.40
Sub-total	\$ -	\$ (0.79)	\$ (0.82)	\$ 0.37	\$ 0.38	\$ 0.42	\$ 0.43	\$ 0.44	\$ 0.46	\$ 0.47	\$ 0.49	\$ 0.50	\$ 0.52	\$ 0.53	\$ 5.40
Net Cash Flow After Developer Costs	\$ -	\$ (0.8)	\$ (0.8)	\$ 0.4	\$ 0.4	\$ 0.4	\$ 0.4	\$ 0.4	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	\$ 5.4

Net Present Value After Developer Costs

Net Present Value @	14.0%	\$1.20 million, Yr. 2003 dollars
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Source: Economics Research Associates

Table I.A.2

**CARLSBAD BOULEVARD REALIGNMENT - Alternative 1, Land Use Scenario A
FISCAL REVENUES**

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
PROPERTY TAXES		<i>Expressed In Millions of US Dollars</i>														
Land Uses																
RV		\$ -	\$ -	\$ -	\$ -	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04
City's Share	4.75% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
RDA's Non-housing Share	60.00% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02
TRANSIENT OCCUPANCY TAXES		<i>Expressed In Millions of US Dollars</i>														
Full Service Hotel		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transient Occupancy Tax @	10.00% of Room Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Fiscal Operating Income From TOT & TI		\$ -	\$ -	\$ -	\$ -	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03
SALES TAX REVENUE																
Food & Beverage & 50% of Other Hotel Revenues		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL FISCAL REVENUE																
Property Tax Revenue		\$ -	\$ -	\$ -	\$ -	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03
Transient Occupancy Tax Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Fiscal Revenue		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03
Sources of Funds																
FISCAL REVENUE		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03
Reversion @	7%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.47
Total Sources of Funds		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.50
NET CASH FLOW		\$ -	\$ -	\$ -	\$ 0.00	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.50

Net Present Value @ 10% **\$0.23** million Yr. 2003 dollars

Source: Economics Research Associates

Table I.A.3

CARLSBAD BOULEVARD REALIGNMENT - Alternative 1, Parcel 4, Land Use Scenario A
RV Concessionaire Operating Statement

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	Yr. 2001 Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Assumptions																	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Number of RV Spaces	50	0	0	0	50	50	50	50	50	50	50	50	50	50	50	50	
Total Potential Number of nights		-	-	-	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	
Average Annual Occupancy Rate		0.0%	0.0%	0.0%	55.0%	60.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	
Avg. Daily RV Rate /1	\$ 40	42	44	45	46	48	49	51	52	54	55	57	59	61	62	64	
Number of Primitive Spaces	45	0	0	0	50	50	50	50	50	50	50	50	50	50	50	50	
Total Potential Number of nights		-	-	-	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	18,250	
Average Annual Occupancy Rate		0.0%	0.0%	0.0%	50.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	
Avg. Daily RV Rate /1	\$ 20	21	22	23	23	24	25	25	26	27	28	29	29	30	31	32	
Operating Revenues																	
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Space Rental Revenues	\$	-	\$ -	\$ -	\$ 0.68	\$ 0.76	\$ 0.83	\$ 0.86	\$ 0.88	\$ 0.91	\$ 0.93	\$ 0.96	\$ 0.99	\$ 1.02	\$ 1.05	\$ 1.08	
As % of Room Revenues																	
Food & Beverage	20%	-	-	-	0.14	0.15	0.17	0.17	0.18	0.18	0.19	0.19	0.20	0.20	0.21	0.22	
Other Revenues	30%	-	-	-	0.20	0.23	0.25	0.26	0.26	0.27	0.28	0.29	0.30	0.31	0.32	0.33	
Subtotal (Non-Room Revenues)	50%	\$ -	\$ -	\$ -	\$ 0.34	\$ 0.38	\$ 0.42	\$ 0.43	\$ 0.44	\$ 0.45	\$ 0.47	\$ 0.48	\$ 0.50	\$ 0.51	\$ 0.53	\$ 0.54	
Gross Revenues	\$	-	\$ -	\$ -	\$ 1.02	\$ 1.14	\$ 1.25	\$ 1.28	\$ 1.32	\$ 1.36	\$ 1.40	\$ 1.44	\$ 1.49	\$ 1.53	\$ 1.58	\$ 1.63	
Departmental Costs & Expenses																	
		As % of Departmental Revenues															
Spaces	25%	-	-	-	0.17	0.19	0.21	0.21	0.22	0.23	0.23	0.24	0.25	0.26	0.26	0.27	
Food & Beverage	75%	-	-	-	0.10	0.11	0.12	0.13	0.13	0.14	0.14	0.14	0.15	0.15	0.16	0.16	
Other Departments	50%	-	-	-	0.10	0.11	0.12	0.13	0.13	0.14	0.14	0.14	0.15	0.15	0.16	0.16	
Total Departmental Expenses (% of Gross Revenues)	37%	\$ -	\$ -	\$ -	\$ 0.37	\$ 0.42	\$ 0.46	\$ 0.47	\$ 0.48	\$ 0.50	\$ 0.51	\$ 0.53	\$ 0.55	\$ 0.56	\$ 0.58	\$ 0.60	
Gross Operating Revenues	63%	\$ -	\$ -	\$ -	\$ 0.64	\$ 0.72	\$ 0.79	\$ 0.81	\$ 0.84	\$ 0.86	\$ 0.89	\$ 0.91	\$ 0.94	\$ 0.97	\$ 1.00	\$ 1.03	

Notes:

/1 Rate, after discounts, per occupied room.

Source: Economics Research Associates

Table I.A.4

**CARLSBAD BOULEVARD REALIGNMENT - Alternative 1, Parcel 4, Land Use Scenario A
RV Operating Statement**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	
	Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Gross Operating Revenues	-	-	-	-	-	0.79	0.81	0.84	0.86	0.89	0.91	0.94	0.97	1.00	1.03	
Undistributed Operating Expenses	As % of Revenue															
Administrative & General	5.0%	\$ -	\$ -	\$ -	\$ 0.05	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.07	\$ 0.07	\$ 0.07	\$ 0.07	\$ 0.07	\$ 0.08	\$ 0.08	\$ 0.08
Management Fee	2.0%	-	-	-	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Sales & Marketing	5.0%	-	-	-	0.05	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.08	0.08	0.08
Energy Costs	6.0%	-	-	-	0.06	0.07	0.07	0.08	0.08	0.08	0.08	0.09	0.09	0.09	0.09	0.10
Repairs & Maintenance	4.0%	-	-	-	0.04	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.07
Total	22.0%	\$ -	\$ -	\$ -	\$ 0.22	\$ 0.25	\$ 0.27	\$ 0.28	\$ 0.29	\$ 0.30	\$ 0.31	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.35	\$ 0.36
Gross Operating Profit	41.3%	\$ -	\$ -	\$ -	\$ 0.42	\$ 0.47	\$ 0.51	\$ 0.53	\$ 0.55	\$ 0.56	\$ 0.58	\$ 0.60	\$ 0.61	\$ 0.63	\$ 0.65	\$ 0.67
Fixed Expenses & Capital Costs																
Property Taxes (based on 1% of prior year capitalized value)	formula	-	-	-	-	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Incentive Fee	2.0%	-	-	-	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Insurance	1.0%	-	-	-	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02
Capital Reserve	2.0%	-	-	-	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Total	5.0%	-	-	-	0.05	0.09	0.10	0.10	\$ 0.10	\$ 0.10	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.12	\$ 0.12	\$ 0.12
NET OPERATING INCOME (ex. depr., interest & tax)		-	-	-	0.37	0.38	0.42	0.43	0.44	0.46	0.47	0.49	0.50	0.52	0.53	0.55

Source: Economics Research Associates

Table I.A.5

**CARLSBAD BOULEVARD REALIGNMENT - Alternative 1, Parcel 4, Land Use Scenario A
(BEFORE TAXES & FINANCING)
RV Operating Statement**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	
Sources of Funds																
	Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Net Operating Income	-	-	-	0.37	0.38	0.42	0.43	\$ 0.44	\$ 0.46	\$ 0.47	\$ 0.49	\$ 0.50	\$ 0.52	\$ 0.53	\$ 0.55	
Reversion @	11.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00	
Less Cost of Sales @	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	0.15	
Net Sales Proceeds	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4.85	
Total Sources of Funds	-	-	-	0.37	0.38	0.42	0.43	\$ 0.44	\$ 0.46	\$ 0.47	\$ 0.49	\$ 0.50	\$ 0.52	\$ 0.53	\$ 5.40	
Development Costs																
Inflation Assumptions	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Number of Spaces	95	48	48	-	-	-	-	-	-	-	-	-	-	-	-	
Development Costs - Annual %	0%	50%	50%	0%	0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Development Costs per space /1	\$ 15,263	0.79	0.82	-	-	-	-	-	-	-	-	-	-	-	-	
Total Development Costs	\$ -	\$ 0.79	\$ 0.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NET CASH FLOW (before financing & taxes)																
	-	(0.79)	(0.82)	0.37	0.38	0.42	0.43	0.44	0.46	0.47	0.49	0.50	0.52	0.53	5.40	
Cumulative Cash Flow	-	(0.79)	(1.61)	(1.24)	(0.86)	(0.44)	(0.01)	0.44	0.90	1.37	1.85	2.36	2.87	3.41	8.80	
Net Present Value @																
	14.0%	\$1.20 million 2003 dollars														

Notes:

/1 New development costs include direct costs, off-site & on-site costs, indirect costs, and developer profit.

/2 Included in development cost per space

Source: Economics Research Associates

Table 2.A.1

02-Oct-01

CARLSBAD BOULEVARD REALIGNMENT - Alternative 2, Land Use Scenario A
PROFORMA CASH FLOW - PRELIMINARY RESIDUAL LAND VALUE
(BEFORE TAXES & FINANCING)

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	Yr. 2001	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Inflation Factor	3%	Value	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60

SOURCES AND USES OF FUNDS**Net Sources of Funds By Land Use**

Executive Mtg. Hotel Net Cash Flow	-	(11.06)	(11.40)	2.82	2.84	2.93	3.02	3.11	3.21	3.31	3.41	3.52	3.63	3.74	41.24
Time Share	-	-	(11.54)	9.24	(2.72)	9.81	10.10	10.40	1.07	-	-	-	-	-	-
Sub-total	\$ -	\$ (11.06)	\$ (22.93)	\$ 12.06	\$ 0.12	\$ 12.74	\$ 13.12	\$ 13.52	\$ 4.28	\$ 3.31	\$ 3.41	\$ 3.52	\$ 3.63	\$ 3.74	\$ 41.24

Net Cash Flow After Developer Costs

\$ -	\$ (11.1)	\$ (22.9)	\$ 12.1	\$ 0.1	\$ 12.7	\$ 13.1	\$ 13.5	\$ 4.3	\$ 3.3	\$ 3.4	\$ 3.5	\$ 3.6	\$ 3.7	\$ 41.2
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Net Present Value After Developer Costs

Net Present Value @	14.0%	\$9.78 million US dollars
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Source: Economics Research Associates

Table 2.A.2

**CARLSBAD BOULEVARD REALIGNMENT - Alternative 2, Parcel 1, Land Use Scenario A
FISCAL REVENUES**

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
PROPERTY TAXES		Expressed In Millions of US Dollars														
Land Uses																
Executive Mtg. Hotel		\$ -	\$ -	\$ -	\$ -	\$ 0.28	\$ 0.29	\$ 0.29	\$ 0.30	\$ 0.30	\$ 0.31	\$ 0.32	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.34
Time Share		\$ -	\$ -	\$ -	\$ -	\$ 0.11	\$ 0.22	\$ 0.34	\$ 0.46	\$ 0.59	\$ 0.62	\$ 0.63	\$ 0.64	\$ 0.65	\$ 0.67	\$ 0.68
Total Property Tax Increment		\$ -	\$ -	\$ -	\$ -	\$ 0.39	\$ 0.51	\$ 0.63	\$ 0.76	\$ 0.90	\$ 0.93	\$ 0.95	\$ 0.96	\$ 0.98	\$ 1.00	\$ 1.02
City's Share	4.75% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.02	\$ 0.02	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.05	\$ 0.05	\$ 0.05	\$ 0.05
RDA's Non-housing Share	60.00% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.23	\$ 0.30	\$ 0.38	\$ 0.46	\$ 0.54	\$ 0.56	\$ 0.57	\$ 0.58	\$ 0.59	\$ 0.60	\$ 0.61
TRANSIENT OCCUPANCY TAXES		Expressed In Millions of US Dollars														
Executive Mtg. Hotel		\$ -	\$ -	\$ -	\$ 5.57	\$ 6.18	\$ 6.36	\$ 6.55	\$ 6.75	\$ 6.95	\$ 7.16	\$ 7.38	\$ 7.60	\$ 7.83	\$ 8.06	\$ 8.30
Transient Occupancy Tax @	10.00% of Room Revenue	\$ -	\$ -	\$ -	\$ 0.56	\$ 0.62	\$ 0.64	\$ 0.66	\$ 0.68	\$ 0.70	\$ 0.72	\$ 0.74	\$ 0.76	\$ 0.78	\$ 0.81	\$ 0.83
Gross Fiscal Operating Income From TOT & TI		\$ -	\$ -	\$ -	\$ 0.56	\$ 0.87	\$ 0.96	\$ 1.06	\$ 1.17	\$ 1.28	\$ 1.32	\$ 1.35	\$ 1.38	\$ 1.42	\$ 1.46	\$ 1.49
SALES TAX REVENUE																
Food & Beverage & 50% of Other Hotel Revenues		\$ -	\$ -	\$ -	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04
Total Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04
TOTAL FISCAL REVENUE																
Property Tax Revenue		\$ -	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.33	\$ 0.41	\$ 0.49	\$ 0.58	\$ 0.60	\$ 0.61	\$ 0.62	\$ 0.64	\$ 0.65	\$ 0.66
Transient Occupancy Tax Revenue		\$ -	\$ -	\$ -	\$ 0.56	\$ 0.62	\$ 0.64	\$ 0.66	\$ 0.68	\$ 0.70	\$ 0.72	\$ 0.74	\$ 0.76	\$ 0.78	\$ 0.81	\$ 0.83
Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04
Total Fiscal Revenue		\$ -	\$ -	\$ -	\$ 0.59	\$ 0.90	\$ 1.00	\$ 1.10	\$ 1.20	\$ 1.31	\$ 1.35	\$ 1.39	\$ 1.42	\$ 1.46	\$ 1.50	\$ 1.54
Sources of Funds																
FISCAL OPERATING INCOME		\$ -	\$ -	\$ -	\$ 0.59	\$ 0.90	\$ 1.00	\$ 1.10	\$ 1.20	\$ 1.31	\$ 1.35	\$ 1.39	\$ 1.42	\$ 1.46	\$ 1.50	\$ 1.54
Reversion @	7%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23.64
Total Sources of Funds		\$ -	\$ -	\$ -	\$ 0.59	\$ 0.90	\$ 1.00	\$ 1.10	\$ 1.20	\$ 1.31	\$ 1.35	\$ 1.39	\$ 1.42	\$ 1.46	\$ 1.50	\$ 25.18
NET CASH FLOW		\$ -	\$ -	\$ -	\$ 0.59	\$ 0.90	\$ 1.00	\$ 1.10	\$ 1.20	\$ 1.31	\$ 1.35	\$ 1.39	\$ 1.42	\$ 1.46	\$ 1.50	\$ 25.18
Net Present Value @	10%	\$11.51 million 2003 dollars														

Source: Economics Research Associates

Table 2.A.3

CARLSBAD BOULEVARD REALIGNMENT - Alternative 2, Parcel 1, Land Use Scenario A
Executive Meeting Hotel Operating Statement

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15
Assumptions																
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Hotel - Exec. Conf. Ctr. Number of Rooms	150	0	0	0	150	150	150	150	150	150	150	150	150	150	150	150
Total Potential Number of Room nights		-	-	-	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750
Average Annual Occupancy Rate		0.0%	0.0%	0.0%	65.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
Avg. Daily Rm. Rate Hotel 2 /1	\$ 135	143	148	152	157	161	166	171	176	181	187	192	198	204	210	217
Operating Revenues																
		Expressed in Millions of US Dollars										Expressed in Millions of US Dollars				
Room Revenues	\$	-	\$ -	\$ -	\$ 5.57	\$ 6.18	\$ 6.36	\$ 6.55	\$ 6.75	\$ 6.95	\$ 7.16	\$ 7.38	\$ 7.60	\$ 7.83	\$ 8.06	\$ 8.30
As % of Room Revenues																
Food & Beverage	45%	-	-	-	2.51	2.78	2.86	2.95	3.04	3.13	3.22	3.32	3.42	3.52	3.63	3.74
Other Revenues	15%	-	-	-	0.84	0.93	0.95	0.98	1.01	1.04	1.07	1.11	1.14	1.17	1.21	1.25
Subtotal (Non-Room Revenues)	60%	\$ -	\$ -	\$ -	\$ 3.34	\$ 3.71	\$ 3.82	\$ 3.93	\$ 4.05	\$ 4.17	\$ 4.30	\$ 4.43	\$ 4.56	\$ 4.70	\$ 4.84	\$ 4.98
Gross Revenues	\$	-	\$ -	\$ -	\$ 8.91	\$ 9.88	\$ 10.18	\$ 10.49	\$ 10.80	\$ 11.13	\$ 11.46	\$ 11.80	\$ 12.16	\$ 12.52	\$ 12.90	\$ 13.28
Departmental Costs & Expenses																
		As % of Departmental Revenues														
Rooms	25%	-	-	-	1.39	1.54	1.59	1.64	1.69	1.74	1.79	1.84	1.90	1.96	2.02	2.08
Food & Beverage	75%	-	-	-	1.88	2.09	2.15	2.21	2.28	2.35	2.42	2.49	2.56	2.64	2.72	2.80
Other Departments	50%	-	-	-	0.42	0.46	0.48	0.49	0.51	0.52	0.54	0.55	0.57	0.59	0.60	0.62
Total Departmental Expenses (% of Gross Revenues)	41%	\$ -	\$ -	\$ -	\$ 3.69	\$ 4.09	\$ 4.22	\$ 4.34	\$ 4.47	\$ 4.61	\$ 4.74	\$ 4.89	\$ 5.03	\$ 5.18	\$ 5.34	\$ 5.50
Gross Operating Revenues	59%	\$ -	\$ -	\$ -	\$ 5.22	\$ 5.79	\$ 5.97	\$ 6.14	\$ 6.33	\$ 6.52	\$ 6.71	\$ 6.92	\$ 7.12	\$ 7.34	\$ 7.56	\$ 7.78

Notes:

/1 Rate, after discounts, per occupied room.

Source: Economics Research Associates

Table 2.A.4

CARLSBAD BOULEVARD REALIGNMENT - Alternative 2, Parcel 1, Land Use Scenario A
Executive Meeting Hotel Operating Statement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	
	Expressed in Millions of US Dollars							Expressed in Millions of US Dollars								
Gross Operating Revenues	-	-	-	-	-	5.97	6.14	6.33	6.52	6.71	6.92	7.12	7.34	7.56	7.78	
Undistributed Operating Expenses																
	As % of Revenue															
Administrative & General	5.0%	\$ -	\$ -	\$ -	\$ 0.45	\$ 0.49	\$ 0.51	\$ 0.52	\$ 0.54	\$ 0.56	\$ 0.57	\$ 0.59	\$ 0.61	\$ 0.63	\$ 0.64	\$ 0.66
Management Fee	2.0%	-	-	-	0.18	0.20	0.20	0.21	0.22	0.22	0.23	0.24	0.24	0.25	0.26	0.27
Sales & Marketing	5.0%	-	-	-	0.45	0.49	0.51	0.52	0.54	0.56	0.57	0.59	0.61	0.63	0.64	0.66
Energy Costs	6.0%	-	-	-	0.53	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.80
Repairs & Maintenance	4.0%	-	-	-	0.36	0.40	0.41	0.42	0.43	0.45	0.46	0.47	0.49	0.50	0.52	0.53
Total	22.0%	\$ -	\$ -	\$ -	\$ 1.96	\$ 2.17	\$ 2.24	\$ 2.31	\$ 2.38	\$ 2.45	\$ 2.52	\$ 2.60	\$ 2.67	\$ 2.75	\$ 2.84	\$ 2.92
Gross Operating Profit	36.6%	\$ -	\$ -	\$ -	\$ 3.26	\$ 3.62	\$ 3.73	\$ 3.84	\$ 3.95	\$ 4.07	\$ 4.19	\$ 4.32	\$ 4.45	\$ 4.58	\$ 4.72	\$ 4.86
Fixed Expenses & Capital Costs																
Property Taxes	formula	-	-	-	-	0.28	0.29	0.29	0.30	0.30	0.31	0.32	0.32	0.33	0.34	0.34
Incentive Fee	2.0%	-	-	-	0.18	0.20	0.20	0.21	0.22	0.22	0.23	0.24	0.24	0.25	0.26	0.27
Insurance	1.0%	-	-	-	0.09	0.10	0.10	0.10	0.11	0.11	0.11	0.12	0.12	0.13	0.13	0.13
Capital Reserve	2.0%	-	-	-	0.18	0.20	0.20	0.21	0.22	0.22	0.23	0.24	0.24	0.25	0.26	0.27
Total	5.0%	-	-	-	0.45	0.78	0.80	0.82	\$ 0.84	\$ 0.86	\$ 0.88	\$ 0.91	\$ 0.93	\$ 0.96	\$ 0.98	\$ 1.01
NET OPERATING INCOME (ex. depr., interest & tax)		-	-	-	2.82	2.84	2.93	3.02	3.11	3.21	3.31	3.41	3.52	3.63	3.74	3.85

Source: Economics Research Associates

Table 2.A.5

CARLSBAD BOULEVARD REALIGNMENT - Alternative 2, Parcel 1, Land Use Scenario A
(BEFORE TAXES & FINANCING)

Hotel Operating Statement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>
Sources of Funds															
	Expressed in Millions of US Dollars														
Net Operating Income	-	-	-	2.82	2.84	2.93	3.02	\$ 3.11	\$ 3.21	\$ 3.31	\$ 3.41	\$ 3.52	\$ 3.63	\$ 3.74	\$ 3.85
Reversion @ 10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38.54
Less Cost of Sales @ 3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.16
Net Sales Proceeds	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.38
Total Sources of Funds	-	-	-	2.82	2.84	2.93	3.02	\$ 3.11	\$ 3.21	\$ 3.31	\$ 3.41	\$ 3.52	\$ 3.63	\$ 3.74	\$ 41.24
Development Costs															
Inflation Assumptions	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Number of Rooms	150	75	75	-	-	-	-	-	-	-	-	-	-	-	-
Development Costs - Annual %	0%	50%	50%	0%	0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Development Costs per room - Hotel /1	\$ 135,000	11.06	11.40	-	-	-	-	-	-	-	-	-	-	-	-
Total Development Costs	\$ -	\$ 11.06	\$ 11.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET CASH FLOW (before financing & taxes)	-	(11.06)	(11.40)	2.82	2.84	2.93	3.02	3.11	3.21	3.31	3.41	3.52	3.63	3.74	41.24
Cumulative Cash Flow	-	(11.06)	(22.46)	(19.64)	(16.80)	(13.87)	(10.85)	(7.74)	(4.53)	(1.22)	2.19	5.71	9.34	13.07	54.31
Net Present Value @ 14.0%	\$1.02 million 2003 dollars														

Notes:

/1 New development costs include direct costs, off-site & on-site costs, indirect costs, and developer profit.

/2 Included in development cost per room

Source: Economics Research Associates

Table 2.A.6

CARLSBAD BOULEVARD REALIGNMENT - Alternative 2, Parcel 1, Land Use Scenario A

Time Share

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15	
Assumptions																	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Time Share (Number of Rooms)	100	0	0	0	50	50	100	100	100	100	100	100	100	100	100	100	
Total Number of Intervals Available		-	-	-	2,550	2,550	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	
Total Number of Intervals Sold Per Year		-	-	-	1,000	1,000	1,000	1,000	1,000	100	-	-	-	-	-	-	
Cumulative Intervals Sold		-	-	-	1,000	2,000	3,000	4,000	5,000	5,100	5,100	5,100	5,100	5,100	5,100	5,100	
Interval Sales Price	\$ 18,500	\$ 19,627	\$ 20,215	\$ 20,822	\$ 21,447	\$ 22,090	\$ 22,753	\$ 23,435	\$ 24,138	\$ 24,862	\$ 25,608	\$ 26,377	\$ 27,168	\$ 27,983	\$ 28,822	\$ 29,687	
Sales Revenues																	
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Annual Sales Volume	\$ -	\$ -	\$ -	\$ 21.45	\$ 22.09	\$ 22.75	\$ 23.44	\$ 24.14	\$ 2.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Sales Volume	-	-	-	21.45	43.54	66.29	89.72	113.86	116.35	116.35	116.35	116.35	116.35	116.35	116.35	116.35	
Cost of Sales																	
	Per Room																
Product Cost (excluding land cost) /1	\$ 205,000	-	-	11.54	-	12.24	-	-	-	-	-	-	-	-	-	-	
Gross Profit Before Land Costs	\$ -	\$ -	\$ (11.54)	\$ 21.45	\$ 9.85	\$ 22.75	\$ 23.44	\$ 24.14	\$ 2.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Profit Before Land Costs	-	-	(11.54)	9.91	19.76	42.51	65.95	90.09	92.57	92.57	92.57	92.57	92.57	92.57	92.57	92.57	
Costs & Expenses/2																	
	As % of Annual Gross Sales																
Commissions	22.0%	\$ -	\$ -	\$ -	\$ 4.72	\$ 4.86	\$ 5.01	\$ 5.16	\$ 5.31	\$ 0.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Marketing	22.0%	-	-	-	4.72	4.86	5.01	5.16	5.31	0.55	-	-	-	-	-	-	
Sales Overhead	5.0%	-	-	-	1.07	1.10	1.14	1.17	1.21	0.12	-	-	-	-	-	-	
Administration	7.0%	-	-	-	1.50	1.55	1.59	1.64	1.69	0.17	-	-	-	-	-	-	
Acct./Legal/Counseling	0.5%	-	-	-	0.11	0.11	0.11	0.12	0.12	0.01	-	-	-	-	-	-	
Depreciation	0.3%	-	-	-	0.06	0.07	0.07	0.07	0.07	0.01	-	-	-	-	-	-	
Other	0.1%	-	-	-	0.02	0.02	0.02	0.02	0.02	0.00	-	-	-	-	-	-	
Total Cost & Expenses (% of Annual Gross Sales)	56.9%	\$ -	\$ -	\$ -	\$ 12.20	\$ 12.57	\$ 12.95	\$ 13.33	\$ 13.73	\$ 1.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Development Profit (Loss)																	
		\$ -	\$ -	\$ (11.54)	\$ 9.24	\$ (2.72)	\$ 9.81	\$ 10.10	\$ 10.40	\$ 1.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Cash Flow	\$ -	\$ -	\$ (11.54)	\$ (2.29)	\$ (5.01)	\$ 4.80	\$ 14.90	\$ 25.30	\$ 26.37	\$ 26.37	\$ 26.37	\$ 26.37	\$ 26.37	\$ 26.37	\$ 26.37	\$ 26.37	
Net Present Value @	15.0%	\$8.09 million 2003 dollars															

Notes:

/1 Development costs include allocated share of onsite/offsite costs.

/2 Selling and marketing expenses only. Operating expenses are covered 100% by annual fees.

Source: RCI Consulting, Inc.; and Economics Research Associates

Table 3.A.1

02-Oct-01

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Land Use Scenario A
PROFORMA CASH FLOW - PRELIMINARY RESIDUAL LAND VALUE
(BEFORE TAXES & FINANCING)

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	Yr. 2001	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Inflation Factor	3%	Value	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60

SOURCES AND USES OF FUNDS**Net Sources of Funds By Land Use**

Commercial Retail Cash Flow	-	(2.95)	(3.04)	1.74	2.13	2.20	2.26	2.33	2.40	2.47	2.55	2.62	2.70	2.78	30.38
Office 1	-	-	(9.90)	1.59	1.84	2.00	2.06	2.13	2.19	2.25	2.32	2.39	2.46	2.54	27.97
Time Share	-	-	(17.30)	9.24	9.52	(9.10)	10.10	10.40	10.72	11.04	-	-	-	-	-
Full Service Hotel	-	(20.49)	(21.10)	5.55	5.60	5.77	5.95	6.14	6.33	6.52	6.72	6.93	7.15	7.37	81.27
Time Share 6A	-	-	(6.92)	6.93	7.43	-	-	-	-	-	-	-	-	-	-
Office 6B	-	-	(1.71)	0.30	0.36	0.38	0.39	0.40	0.41	0.42	0.44	0.45	0.46	0.48	5.24
Sub-total	\$ -	\$ (23.44)	\$ (59.99)	\$ 25.36	\$ 26.89	\$ 1.25	\$ 20.77	\$ 21.39	\$ 22.04	\$ 22.71	\$ 12.03	\$ 12.40	\$ 12.77	\$ 13.16	\$ 144.86

Net Cash Flow After Developer Costs

\$ -	\$ (23.4)	\$ (60.0)	\$ 25.4	\$ 26.9	\$ 1.2	\$ 20.8	\$ 21.4	\$ 22.0	\$ 22.7	\$ 12.0	\$ 12.4	\$ 12.8	\$ 13.2	\$ 144.9
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Net Present Value After Developer Costs

Net Present Value @	14.0%	\$29.87 million 2003 dollars
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Table 3.A.2

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Land Use Scenario A

FISCAL REVENUES

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
PROPERTY TAXES		Expressed In Millions of US Dollars														
Land Uses																
Commercial Retail		\$ -	\$ -	\$ -	\$ -	\$ 0.20	\$ 0.21	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.23	\$ 0.23	\$ 0.24	\$ 0.24	\$ 0.25	\$ 0.25
Office 1		\$ -	\$ -	\$ -	\$ -	\$ 0.18	\$ 0.19	\$ 0.20	\$ 0.20	\$ 0.21	\$ 0.21	\$ 0.22	\$ 0.22	\$ 0.23	\$ 0.23	\$ 0.23
Time Share 2		\$ -	\$ -	\$ -	\$ -	\$ 0.11	\$ 0.22	\$ 0.34	\$ 0.46	\$ 0.59	\$ 0.73	\$ 0.87	\$ 0.89	\$ 0.91	\$ 0.92	\$ 0.94
Full-Service Hotel		\$ -	\$ -	\$ -	\$ -	\$ 0.55	\$ 0.57	\$ 0.58	\$ 0.59	\$ 0.60	\$ 0.61	\$ 0.62	\$ 0.64	\$ 0.65	\$ 0.66	\$ 0.68
Time Share 6A		\$ -	\$ -	\$ -	\$ -	\$ 0.09	\$ 0.09	\$ 0.09	\$ 0.09	\$ 0.09	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.11
Office 6B		\$ -	\$ -	\$ -	\$ -	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04
Total Property Tax Increment		\$ -	\$ -	\$ -	\$ -	\$ 1.17	\$ 1.32	\$ 1.46	\$ 1.60	\$ 1.76	\$ 1.92	\$ 2.08	\$ 2.12	\$ 2.17	\$ 2.21	\$ 2.25
City's Share	4.75% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.06	\$ 0.06	\$ 0.07	\$ 0.08	\$ 0.08	\$ 0.09	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.11
RDA's Non-housing Share	60.00% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.70	\$ 0.79	\$ 0.87	\$ 0.96	\$ 1.05	\$ 1.15	\$ 1.25	\$ 1.27	\$ 1.30	\$ 1.33	\$ 1.35
TRANSIENT OCCUPANCY TAXES		Expressed In Millions of US Dollars														
Full Service Hotel		\$ -	\$ -	\$ -	\$ 10.31	\$ 11.44	\$ 11.78	\$ 12.14	\$ 12.50	\$ 12.88	\$ 13.26	\$ 13.66	\$ 14.07	\$ 14.49	\$ 14.93	\$ 15.38
Transient Occupancy Tax @	10.00% of Room Revenue	\$ -	\$ -	\$ -	\$ 1.03	\$ 1.14	\$ 1.18	\$ 1.21	\$ 1.25	\$ 1.29	\$ 1.33	\$ 1.37	\$ 1.41	\$ 1.45	\$ 1.49	\$ 1.54
Gross Fiscal Operating Income From TOT & TI		\$ -	\$ -	\$ -	\$ 1.03	\$ 1.90	\$ 2.03	\$ 2.16	\$ 2.29	\$ 2.42	\$ 2.57	\$ 2.71	\$ 2.78	\$ 2.85	\$ 2.92	\$ 3.00
SALES TAX REVENUE																
Retail Commercial		\$ -	\$ -	\$ -	\$ 0.23	\$ 0.28	\$ 0.29	\$ 0.30	\$ 0.31	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.35	\$ 0.36	\$ 0.37	\$ 0.38
Food & Beverage & 50% of Other Hotel Revenues		\$ -	\$ -	\$ -	\$ 0.07	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.09	\$ 0.09	\$ 0.09	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.11
Total Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.30	\$ 0.36	\$ 0.37	\$ 0.39	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.43	\$ 0.45	\$ 0.46	\$ 0.47	\$ 0.49
TOTAL FISCAL REVENUE																
Property Tax Revenue		\$ -	\$ -	\$ -	\$ -	\$ 0.76	\$ 0.85	\$ 0.94	\$ 1.04	\$ 1.14	\$ 1.24	\$ 1.35	\$ 1.38	\$ 1.40	\$ 1.43	\$ 1.46
Transient Occupancy Tax Revenue		\$ -	\$ -	\$ -	\$ 1.03	\$ 1.14	\$ 1.18	\$ 1.21	\$ 1.25	\$ 1.29	\$ 1.33	\$ 1.37	\$ 1.41	\$ 1.45	\$ 1.49	\$ 1.54
Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.30	\$ 0.36	\$ 0.37	\$ 0.39	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.43	\$ 0.45	\$ 0.46	\$ 0.47	\$ 0.49
Total Fiscal Revenue		\$ -	\$ -	\$ -	\$ 1.34	\$ 2.26	\$ 2.40	\$ 2.54	\$ 2.69	\$ 2.83	\$ 2.99	\$ 3.15	\$ 3.23	\$ 3.31	\$ 3.40	\$ 3.49
Sources of Funds																
FISCAL REVENUE		\$ -	\$ -	\$ -	\$ 1.34	\$ 2.26	\$ 2.40	\$ 2.54	\$ 2.69	\$ 2.83	\$ 2.99	\$ 3.15	\$ 3.23	\$ 3.31	\$ 3.40	\$ 3.49
Reversion @	7%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53.62
Total Sources of Funds		\$ -	\$ -	\$ -	\$ 1.34	\$ 2.26	\$ 2.40	\$ 2.54	\$ 2.69	\$ 2.83	\$ 2.99	\$ 3.15	\$ 3.23	\$ 3.31	\$ 3.40	\$ 57.11
NET CASH FLOW																
		\$ -	\$ -	\$ -	\$ 1.34	\$ 2.26	\$ 2.40	\$ 2.54	\$ 2.69	\$ 2.83	\$ 2.99	\$ 3.15	\$ 3.23	\$ 3.31	\$ 3.40	\$ 57.11
Net Present Value @																
	10%	\$26.25 million 2003 dollars														

Source: Economics Research Associates

Table 3.A.3

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 1, Land Use Scenario A

Retail/Commercial: Operating Statement

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Rental Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Cumulative Gross Leasable Area																	
Commercial Retail	40,000	-	-	-	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Restaurants	40,000	-	-	-	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Total	80,000	-	-	-	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	
Occupancy Rate																	
Commercial Retail		0%	0%	0%	80%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
Restaurants		0%	0%	0%	80%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
Average NNN Base Rent Per s.f. Per Yr/1	US\$																
Commercial Retail	\$	20.00	21.22	21.85	22.51	23.19	23.88	24.60	25.34	26.10	26.88	27.68	28.52	29.37	30.25	31.16	32.09
Restaurants	\$	30.00	31.83	32.78	33.77	34.78	35.82	36.90	38.00	39.14	40.32	41.53	42.77	44.06	45.38	46.74	48.14
Average Gross Sales Per Square Foot Per Year	US\$																
Commercial Retail	\$	250.00	265	273	281	290	299	307	317	326	336	346	356	367	378	389	401
Restaurants	\$	375.00	398	410	422	435	448	461	475	489	504	519	535	551	567	584	602
		Expressed in Millions of US Dollars										Expressed in Millions of US Dollars					
Operating Revenues																	
Base Rent Revenue		\$ -	\$ -	\$ -	\$ 1.85	\$ 2.27	\$ 2.34	\$ 2.41	\$ 2.48	\$ 2.55	\$ 2.63	\$ 2.71	\$ 2.79	\$ 2.87	\$ 2.96	\$ 3.05	
Gross Revenues		\$ -	\$ -	\$ -	\$ 1.85	\$ 2.27	\$ 2.34	\$ 2.41	\$ 2.48	\$ 2.55	\$ 2.63	\$ 2.71	\$ 2.79	\$ 2.87	\$ 2.96	\$ 3.05	
Operating Expenses	% of Rev.																
Administrative & General	4.0%	\$ -	\$ -	\$ -	\$ 0.07	\$ 0.09	\$ 0.09	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.12	\$ 0.12	
Sales & Marketing	2.0%	-	-	-	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	
Total	6.0%	\$ -	\$ -	\$ -	\$ 0.11	\$ 0.14	\$ 0.14	\$ 0.14	\$ 0.15	\$ 0.15	\$ 0.16	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.18	\$ 0.18	
NET OPERATING INCOME (ex. depr., interest & tax)		\$ -	\$ -	\$ -	\$ 1.74	\$ 2.13	\$ 2.20	\$ 2.26	\$ 2.33	\$ 2.40	\$ 2.47	\$ 2.55	\$ 2.62	\$ 2.70	\$ 2.78	\$ 2.87	

Notes:

/1 Triple-net rent where tenant pays for pro-rata share of common area charges, insurance, property taxes, and utilities in addition to base rent. No rent for tenant improvements; tenants pay for improvements.

Source: Economics Research Associates

Table 3.A.4

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 1, Land Use Scenario A
Retail/Commercial: Operating Statement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Sources of Funds	Expressed in Millions of US Dollars															
Net Operating Income	\$ -	\$ -	\$ -	\$ 1.74	\$ 2.13	\$ 2.20	\$ 2.26	\$ 2.33	\$ 2.40	\$ 2.47	\$ 2.55	\$ 2.62	\$ 2.70	\$ 2.78	\$ 2.87	
Reversion @	10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	\$28.66	
Less Cost of Sales @	4.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 1.15	
Net Sale Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$27.51	
Total Sources of Funds	\$ -	\$ -	\$ -	\$ 1.74	\$ 2.13	\$ 2.20	\$ 2.26	\$ 2.33	\$ 2.40	\$ 2.47	\$ 2.55	\$ 2.62	\$ 2.70	\$ 2.78	\$30.38	
Development Costs	Expressed in Millions of US Dollars															
Gross Leasable Area (s.f.)	80,000	-	40,000	40,000	-	-	-	-	-	-	-	-	-	-	-	
Inflation Assumptions		1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Commercial Retail		0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Restaurants		0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Development Costs/2	\$ 135.00	\$ -	\$ 2.95	\$ 3.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Development Costs		-	2.95	3.04	-	-	-	-	-	-	-	-	-	-	-	
NET CASH FLOW (before financing & taxes)		-	(2.95)	(3.04)	1.74	2.13	2.20	2.26	2.33	2.40	2.47	2.55	2.62	2.70	2.78	30.38
CUMULATIVE CASH FLOW		-	(2.95)	(5.99)	(4.25)	(2.11)	0.08	2.35	4.68	7.08	9.55	12.10	14.72	17.42	20.20	50.58

Residual Land Value = Net Present Value @ 14.0% \$8.28 million 2003 dollars

Notes:

/1 New development costs, include direct costs, indirect costs, and developer profit.

Source: Economics Research Associates

Table 3.A.5

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 1, Land Use Scenario A
Office Operating Statement

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
	Yr. 2001 Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60		
Rental Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Office	New	80,000	-	-	-	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000		
Total GLA		80,000	-	-	-	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000		
Average Annual Occupancy Rate			0%	0%	0%	80%	90%	95%	95%	95%	95%	95%	95%	95%	95%	95%		
Occupied Space			-	-	-	64,000	72,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000		
Average NNN Rent Per s.f. Per Year	\$	22.80	\$ 24.19	\$ 24.91	\$ 25.66	\$ 26.43	\$ 27.22	\$ 28.04	\$ 28.88	\$ 29.75	\$ 30.64	\$ 31.56	\$ 32.51	\$ 33.48	\$ 34.49	\$ 35.52	\$ 36.59	
			Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Gross Revenues	\$	-	\$ -	\$ -	\$ 1.69	\$ 1.96	\$ 2.13	\$ 2.20	\$ 2.26	\$ 2.33	\$ 2.40	\$ 2.47	\$ 2.54	\$ 2.62	\$ 2.70	\$ 2.78		
Operating Expenses	% of Rev.																	
Administrative & General	4.0%	-	-	-	0.07	0.08	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10	0.11	0.11		
Sales & Marketing	2.0%	-	-	-	0.03	0.04	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06		
Total	6.0%	\$ -	-	-	\$ 0.10	\$ 0.12	\$ 0.13	\$ 0.13	\$ 0.14	\$ 0.14	\$ 0.14	\$ 0.15	\$ 0.15	\$ 0.16	\$ 0.16	\$ 0.17		
NET OPERATING INCOME (ex. depr., interest & tax)	\$	-	\$ -	\$ -	\$ 1.59	\$ 1.84	\$ 2.00	\$ 2.06	\$ 2.13	\$ 2.19	\$ 2.25	\$ 2.32	\$ 2.39	\$ 2.46	\$ 2.54	\$ 2.61		

Notes:

/1 Triple-net rent where tenant pays for pro-rata share of common area charges, insurance, property taxes, and utilities in addition to base rent. No rent for tenant improvements; tenants pay for improvements.

Source: Economics Research Associates

Table 3.A.6

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 1, Land Use Scenario A
(BEFORE TAXES & FINANCING)

Office Operating Statement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Yr. 2001 Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Sources of Funds																
	Expressed in Millions of US Dollars															
Net Operating Income	\$ -	\$ -	\$ -	\$ 1.59	\$ 1.84	\$ 2.00	\$ 2.06	\$ 2.13	\$ 2.19	\$ 2.25	\$ 2.32	\$ 2.39	\$ 2.46	\$ 2.54	\$ 2.61	
Reversion @ 10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26.14	
Less Cost of Sales @ 3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.78	
Net Sale Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.35	
Total Sources of Funds	\$ -	\$ -	\$ -	\$ 1.59	\$ 1.84	\$ 2.00	\$ 2.06	\$ 2.13	\$ 2.19	\$ 2.25	\$ 2.32	\$ 2.39	\$ 2.46	\$ 2.54	\$ 27.97	
Development Costs																
Inflation Assumptions		1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Gross Leasable Area	New	80,000	-	-	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Development Costs Annual %	New	0%	0%	100%	0%	-	-	-	-	-	-	-	-	-	-	-
New Development Costs	\$ 110.00	per sf	\$ -	\$ -	\$ 9.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Development Costs		\$ -	\$ -	\$ 9.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NET CASH FLOW (before financing & taxes)	-	-	(9.90)	1.59	1.84	2.00	2.06	2.13	2.19	2.25	2.32	2.39	2.46	2.54	27.97	
CUMULATIVE CASH FLOW	-	-	(9.90)	(8.31)	(6.47)	(4.47)	(2.41)	(0.28)	1.91	4.16	6.49	8.88	11.34	13.88	41.85	

Residual Land Value= Net Present Value @ 14.0%	\$4.79 million 2003 dollars
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Notes:

/1

New development include direct costs, indirect costs, and developer profit.

Source: Economics Research Associates

Table 3.A.7

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 2, Land Use Scenario A
Time Share

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15	
Assumptions																	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Number of Rooms	150	0	0	0	75	75	75	150	150	150	150	150	150	150	150	150	
Total Number of Intervals Available		-	-	-	3,825	3,825	3,825	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650	
Total Number of Intervals Sold Per Year		-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	
Cumulative Intervals Sold		-	-	-	1,000	2,000	3,000	4,000	5,000	6,000	7,000	650	650	650	650	650	
Interval Sales Price	\$ 18,500	\$ 19,627	\$ 20,215	\$ 20,822	\$ 21,447	\$ 22,090	\$ 22,753	\$ 23,435	\$ 24,138	\$ 24,862	\$ 25,608	\$ 26,377	\$ 27,168	\$ 27,983	\$ 28,822	\$ 29,687	
Sales Revenues																	
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Annual Sales Volume	\$ -	\$ -	\$ -	\$ 21.45	\$ 22.09	\$ 22.75	\$ 23.44	\$ 24.14	\$ 24.86	\$ 25.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Sales Volume	-	-	-	21.45	43.54	66.29	89.72	113.86	138.73	164.33	164.33	164.33	164.33	164.33	164.33	164.33	
Cost of Sales																	
	Per Room																
Product Cost (excluding land cost) /1	\$ 205,000	-	-	17.30	-	-	18.91	-	-	-	-	-	-	-	-	-	
Gross Profit Before Land Costs	\$ -	\$ -	\$ (17.30)	\$ 21.45	\$ 22.09	\$ 3.84	\$ 23.44	\$ 24.14	\$ 24.86	\$ 25.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Profit Before Land Costs	-	-	(17.30)	4.14	26.23	30.08	53.51	77.65	102.51	128.12	128.12	128.12	128.12	128.12	128.12	128.12	
Costs & Expenses/2																	
	As % of Annual Gross Sales																
Commissions	22.0%	\$ -	\$ -	\$ -	\$ 4.72	\$ 4.86	\$ 5.01	\$ 5.16	\$ 5.31	\$ 5.47	\$ 5.63	\$ -	\$ -	\$ -	\$ -	\$ -	
Marketing	22.0%	-	-	-	4.72	4.86	5.01	5.16	5.31	5.47	5.63	-	-	-	-	-	
Sales Overhead	5.0%	-	-	-	1.07	1.10	1.14	1.17	1.21	1.24	1.28	-	-	-	-	-	
Administration	7.0%	-	-	-	1.50	1.55	1.59	1.64	1.69	1.74	1.79	-	-	-	-	-	
Acct./Legal/Consulting	0.5%	-	-	-	0.11	0.11	0.11	0.12	0.12	0.12	0.13	-	-	-	-	-	
Depreciation	0.3%	-	-	-	0.06	0.07	0.07	0.07	0.07	0.07	0.08	-	-	-	-	-	
Other	0.1%	-	-	-	0.02	0.02	0.02	0.02	0.02	0.02	0.03	-	-	-	-	-	
Total Cost & Expenses (% of Annual Gross Sales)	56.9%	\$ -	\$ -	\$ -	\$ 12.20	\$ 12.57	\$ 12.95	\$ 13.33	\$ 13.73	\$ 14.15	\$ 14.57	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Development Profit (Loss)																	
Net Development Profit (Loss)	\$ -	\$ -	\$ (17.30)	\$ 9.24	\$ 9.52	\$ (9.10)	\$ 10.10	\$ 10.40	\$ 10.72	\$ 11.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Cash Flow	\$ -	\$ -	\$ (17.30)	\$ (8.06)	\$ 1.46	\$ (7.64)	\$ 2.46	\$ 12.86	\$ 23.58	\$ 34.61	\$ 34.61	\$ 34.61	\$ 34.61	\$ 34.61	\$ 34.61	\$ 34.61	
Net Present Value @	15.0%	\$7.68 million 2003 dollars															

Notes:

/1 Development costs include allocated share of onsite/offsite costs.

/2 Selling and marketing expenses only. Operating expenses are covered 100% by annual fees.

Source: RCI Consulting, Inc.; and Economics Research Associates

Table 3.A.8

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 3, Land Use Scenario A
Full Service Hotel

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15
Assumptions																
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
DPI: 1.5 (Hotel 2 - Exec. Conf. Ctr.) Number of Rooms	300	0	0	0	300	300	300	300	300	300	300	300	300	300	300	300
Total Potential Number of Room nights		-	-	-	109,500	109,500	109,500	109,500	109,500	109,500	109,500	109,500	109,500	109,500	109,500	109,500
Average Annual Occupancy Rate		0.0%	0.0%	0.0%	65.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
Avg. Daily Rm. Rate Hotel 2 /1	\$ 125	133	137	141	145	149	154	158	163	168	173	178	184	189	195	201
Operating Revenues																
		Expressed in Millions of US Dollars										Expressed in Millions of US Dollars				
Room Revenues	\$ -	\$ -	\$ -	\$ -	\$ 10.31	\$ 11.44	\$ 11.78	\$ 12.14	\$ 12.50	\$ 12.88	\$ 13.26	\$ 13.66	\$ 14.07	\$ 14.49	\$ 14.93	\$ 15.38
	As % of Room Revenues															
Food & Beverage	55%	-	-	-	5.67	6.29	6.48	6.68	6.88	7.08	7.29	7.51	7.74	7.97	8.21	8.46
Other Revenues	30%	-	-	-	3.09	3.43	3.54	3.64	3.75	3.86	3.98	4.10	4.22	4.35	4.48	4.61
Subtotal (Non-Room Revenues)	85%	\$ -	\$ -	\$ -	\$ 8.77	\$ 9.72	\$ 10.02	\$ 10.32	\$ 10.63	\$ 10.94	\$ 11.27	\$ 11.61	\$ 11.96	\$ 12.32	\$ 12.69	\$ 13.07
Gross Revenues	\$ -	\$ -	\$ -	\$ -	\$ 19.08	\$ 21.16	\$ 21.80	\$ 22.45	\$ 23.13	\$ 23.82	\$ 24.54	\$ 25.27	\$ 26.03	\$ 26.81	\$ 27.62	\$ 28.44
Departmental Costs & Expenses																
		As % of Departmental Revenues														
Rooms	25%	-	-	-	2.58	2.86	2.95	3.03	3.13	3.22	3.32	3.42	3.52	3.62	3.73	3.84
Food & Beverage	75%	-	-	-	4.25	4.72	4.86	5.01	5.16	5.31	5.47	5.63	5.80	5.98	6.16	6.34
Other Departments	50%	-	-	-	1.55	1.72	1.77	1.82	1.88	1.93	1.99	2.05	2.11	2.17	2.24	2.31
Total Departmental Expenses (% of Gross Revenues)	44%	\$ -	\$ -	\$ -	\$ 8.38	\$ 9.30	\$ 9.57	\$ 9.86	\$ 10.16	\$ 10.46	\$ 10.78	\$ 11.10	\$ 11.43	\$ 11.78	\$ 12.13	\$ 12.49
Gross Operating Revenues	56%	\$ -	\$ -	\$ -	\$ 10.70	\$ 11.87	\$ 12.23	\$ 12.59	\$ 12.97	\$ 13.36	\$ 13.76	\$ 14.17	\$ 14.60	\$ 15.04	\$ 15.49	\$ 15.95

Notes:

/1 Rate, after discounts, per occupied room.

Source: Economics Research Associates

Table 3.A.9

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 3, Land Use Scenario A
Full Service Hotel

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	
	Expressed in Millions of US Dollars							Expressed in Millions of US Dollars								
Gross Operating Revenues	-	-	-	-	-	12.23	12.59	12.97	13.36	13.76	14.17	14.60	15.04	15.49	15.95	
Undistributed Operating Expenses	As % of Revenue															
Administrative & General	5.0%	\$ -	\$ -	\$ -	\$ 0.95	\$ 1.06	\$ 1.09	\$ 1.12	\$ 1.16	\$ 1.19	\$ 1.23	\$ 1.26	\$ 1.30	\$ 1.34	\$ 1.38	\$ 1.42
Management Fee	2.0%	-	-	-	0.38	0.42	0.44	0.45	0.46	0.48	0.49	0.51	0.52	0.54	0.55	0.57
Sales & Marketing	5.0%	-	-	-	0.95	1.06	1.09	1.12	1.16	1.19	1.23	1.26	1.30	1.34	1.38	1.42
Energy Costs	6.0%	-	-	-	1.14	1.27	1.31	1.35	1.39	1.43	1.47	1.52	1.56	1.61	1.66	1.71
Repairs & Maintenance	4.0%	-	-	-	0.76	0.85	0.87	0.90	0.93	0.95	0.98	1.01	1.04	1.07	1.10	1.14
Total	22.0%	\$ -	\$ -	\$ -	\$ 4.20	\$ 4.66	\$ 4.80	\$ 4.94	\$ 5.09	\$ 5.24	\$ 5.40	\$ 5.56	\$ 5.73	\$ 5.90	\$ 6.08	\$ 6.26
Gross Operating Profit	34.1%	\$ -	\$ -	\$ -	\$ 6.50	\$ 7.21	\$ 7.43	\$ 7.65	\$ 7.88	\$ 8.12	\$ 8.36	\$ 8.61	\$ 8.87	\$ 9.14	\$ 9.41	\$ 9.69
Fixed Expenses & Capital Costs																
Property Taxes (based on 1% of prior year capitalized value)	formula	-	-	-	-	0.55	0.57	0.58	0.59	0.60	0.61	0.62	0.64	0.65	0.66	0.68
Incentive Fee	2.0%	-	-	-	0.38	0.42	0.44	0.45	0.46	0.48	0.49	0.51	0.52	0.54	0.55	0.57
Insurance	1.0%	-	-	-	0.19	0.21	0.22	0.22	0.23	0.24	0.25	0.26	0.27	0.28	0.28	0.28
Capital Reserve	2.0%	-	-	-	0.38	0.42	0.44	0.45	0.46	0.48	0.49	0.51	0.52	0.54	0.55	0.57
Total	5.0%	-	-	-	0.95	1.61	1.66	1.70	\$ 1.75	\$ 1.79	\$ 1.84	\$ 1.89	\$ 1.94	\$ 1.99	\$ 2.04	\$ 2.10
NET OPERATING INCOME (ex. depr., interest & tax)		-	-	-	5.55	5.60	5.77	5.95	6.14	6.33	6.52	6.72	6.93	7.15	7.37	7.60

Source: Economics Research Associates

Table 3.A.10

**CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 3, Land Use Scenario A
(BEFORE TAXES & FINANCING)**

Full Service Hotel

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Yr. 2001 Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Sources of Funds																
	Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Net Operating Income	-	-	-	5.55	5.60	5.77	5.95	\$ 6.14	\$ 6.33	\$ 6.52	\$ 6.72	\$ 6.93	\$ 7.15	\$ 7.37	\$ 7.60	
Reversion @	10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	75.95	
Less Cost of Sales @	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	2.28	
Net Sales Proceeds	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73.68	
Total Sources of Funds	-	-	-	5.55	5.60	5.77	5.95	\$ 6.14	\$ 6.33	\$ 6.52	\$ 6.72	\$ 6.93	\$ 7.15	\$ 7.37	\$ 81.27	
Development Costs																
Inflation Assumptions	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Number of Rooms	300	150	150	-	-	-	-	-	-	-	-	-	-	-	-	
Development Costs - Annual %	0%	50%	50%	0%	0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Development Costs per room - Hotel /1	\$ 125,000	20.49	21.10	-	-	-	-	-	-	-	-	-	-	-	-	
Total Development Costs	\$ -	\$ 20.49	\$ 21.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NET CASH FLOW (before financing & taxes)	-	(20.49)	(21.10)	5.55	5.60	5.77	5.95	6.14	6.33	6.52	6.72	6.93	7.15	7.37	81.27	
Cumulative Cash Flow	-	(20.49)	(41.59)	(36.04)	(30.44)	(24.67)	(18.72)	(12.58)	(6.25)	0.27	6.99	13.93	21.07	28.44	109.71	
Net Present Value @	14.0%	\$3.94 million 2003 dollars														

Notes:

/1 New development costs include direct costs, off-site & on-site costs, indirect costs, and developer profit.

/2 Included in development cost per room

Source: Economics Research Associates

Table 3.A.11

**CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 6A, Land Use Scenario A
Time Share**

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15	
Assumptions																	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Time Share Rooms	30	0	0	0	30	30	30	30	30	30	30	30	30	30	30	30	
Total Number of Intervals Available		-	-	-	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	
Total Number of Intervals Sold Per Year		-	-	-	750	780	-	-	-	-	-	-	-	-	-	-	
Cumulative Intervals Sold		-	-	-	750	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	
Interval Sales Price	\$ 18,500	\$ 19,627	\$ 20,215	\$ 20,822	\$ 21,447	\$ 22,090	\$ 22,753	\$ 23,435	\$ 24,138	\$ 24,862	\$ 25,608	\$ 26,377	\$ 27,168	\$ 27,983	\$ 28,822	\$ 29,687	
Sales Revenues																	
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Annual Sales Volume	\$ -	\$ -	\$ -	\$ 16.08	\$ 17.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Sales Volume	-	-	-	16.08	33.32	33.32	33.32	33.32	33.32	33.32	33.32	33.32	33.32	33.32	33.32	33.32	
Cost of Sales																	
	Per Room																
Product Cost (excluding land cost) /1	\$ 205,000	-	-	6.92	-	-	-	-	-	-	-	-	-	-	-	-	
Gross Profit Before Land Costs	\$ -	\$ -	\$ (6.92)	\$ 16.08	\$ 17.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Profit Before Land Costs	-	-	(6.92)	9.16	26.39	26.39	26.39	26.39	26.39	26.39	26.39	26.39	26.39	26.39	26.39	26.39	
Costs & Expenses/2																	
	As % of Annual Gross Sales																
Commissions	22.0%	\$ -	\$ -	\$ -	\$ 3.54	\$ 3.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Marketing	22.0%	-	-	-	3.54	3.79	-	-	-	-	-	-	-	-	-	-	
Sales Overhead	5.0%	-	-	-	0.80	0.86	-	-	-	-	-	-	-	-	-	-	
Administration	7.0%	-	-	-	1.13	1.21	-	-	-	-	-	-	-	-	-	-	
Acct./Legal/Consulting	0.5%	-	-	-	0.08	0.09	-	-	-	-	-	-	-	-	-	-	
Depreciation	0.3%	-	-	-	0.05	0.05	-	-	-	-	-	-	-	-	-	-	
Other	0.1%	-	-	-	0.02	0.02	-	-	-	-	-	-	-	-	-	-	
Total Cost & Expenses (% of Annual Gross Sales)	56.9%	\$ -	\$ -	\$ -	\$ 9.15	\$ 9.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Development Profit (Loss)																	
Net Development Profit (Loss)	43%	\$ -	\$ -	\$ (6.92)	\$ 6.93	\$ 7.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Cash Flow	\$ -	\$ -	\$ (6.92)	\$ 0.01	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	\$ 7.44	
Net Present Value @	15.0%	\$3.10 million 2003 dollars															

Notes:

/1 Development costs include allocated share of onsite/offsite costs.

/2 Selling and marketing expenses only. Operating expenses are covered 100% by annual fees.

Source: RCI Consulting, Inc.; and Economics Research Associates

Table 3.A.12

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 6B, Land Use Scenario A
Office Operating Statement

	Yr. 2001 Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60		
Rental Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Office	New	15,000	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000		
Total GLA		15,000	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000		
Average Annual Occupancy Rate			0%	0%	0%	80%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%		
Occupied Space			-	-	-	12,000	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250		
Average NNN Rent per s.f., Per Year	\$	22.80	\$ 24.19	\$ 24.91	\$ 25.66	\$ 26.43	\$ 27.22	\$ 28.04	\$ 28.88	\$ 29.75	\$ 30.64	\$ 31.56	\$ 32.51	\$ 33.48	\$ 34.49	\$ 35.52	\$ 36.59	
			Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Gross Revenues		\$ -	\$ -	\$ -	\$ 0.32	\$ 0.39	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.44	\$ 0.45	\$ 0.46	\$ 0.48	\$ 0.49	\$ 0.51	\$ 0.52		
Operating Expenses	% of Rev.																	
Administrative & General	4.0%	-	-	-	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02		
Sales & Marketing	2.0%	-	-	-	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01		
Total	6.0%	\$ -	\$ -	\$ -	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03		
NET OPERATING INCOME (ex. depr., interest & tax)		\$ -	\$ -	\$ -	\$ 0.30	\$ 0.36	\$ 0.38	\$ 0.39	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.44	\$ 0.45	\$ 0.46	\$ 0.48	\$ 0.49		

Notes:

/1 Triple-net rent where tenant pays for pro-rata share of common area charges, insurance, property taxes, and utilities in addition to base rent. No rent for tenant improvements; tenants pay for improvements.

Source: Economics Research Associates

Table 3.A.13

CARLSBAD BOULEVARD REALIGNMENT - Alternative 3, Parcel 6B, Land Use Scenario A
(BEFORE TAXES & FINANCING)
Office Operating Statement

	Yr. 2001 Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Sources of Funds																
Net Operating Income		\$ -	\$ -	\$ -	\$ 0.30	\$ 0.36	\$ 0.38	\$ 0.39	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.44	\$ 0.45	\$ 0.46	\$ 0.48	\$ 0.49
Reversion @	10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.90
Less Cost of Sales @	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.15
Net Sale Proceeds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4.75
Total Sources of Funds		\$ -	\$ -	\$ -	\$ 0.30	\$ 0.36	\$ 0.38	\$ 0.39	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.44	\$ 0.45	\$ 0.46	\$ 0.48	\$ 5.24
Development Costs																
Inflation Assumptions		1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Gross Leasable Area	New	15,000	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Development Costs Annual %	New		0%	0%	100%	0%	-	-	-	-	-	-	-	-	-	-
New Development Costs	\$ 101.44	per sf	\$ -	\$ -	\$ 1.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Development Costs		\$ -	\$ -	\$ 1.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET CASH FLOW (before financing & taxes)		-	-	(1.71)	0.30	0.36	0.38	0.39	0.40	0.41	0.42	0.44	0.45	0.46	0.48	5.24
CUMULATIVE CASH FLOW		-	-	(1.71)	(1.41)	(1.05)	(0.67)	(0.29)	0.11	0.52	0.94	1.38	1.83	2.29	2.77	8.01
Residual Land Value= Net Present Value @	14.0%	\$1.01	million 2003 dollars													

Notes:

/1

New development costs include direct costs, indirect costs, and developer profit.

Source: Economics Research Associates

Table 4.A.1

02-Oct-01

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
PROFORMA CASH FLOW - PRELIMINARY RESIDUAL LAND VALUE
(BEFORE TAXES & FINANCING)

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	Yr. 2001	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Inflation Factor	3%	Value	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60

SOURCES AND USES OF FUNDS

Net Sources of Funds By Land Use

Executive Mtg. Hotel Net Cash Flow	-	(11.06)	(11.40)	2.82	2.84	2.93	3.02	3.12	3.21	3.31	3.42	3.52	3.63	3.74	41.27
Commercial Retail Cash Flow	-	(3.32)	(3.42)	1.96	2.40	2.47	2.55	2.62	2.70	2.78	2.86	2.95	3.04	3.13	34.18
Time Share	-	-	(17.30)	9.24	9.52	(9.10)	10.10	10.40	10.72	11.04	7.39	-	-	-	-
Sub-total	\$ -	\$ (14.38)	\$ (32.12)	\$ 14.02	\$ 14.76	\$ (3.70)	\$ 15.67	\$ 16.14	\$ 16.63	\$ 17.13	\$ 13.67	\$ 6.47	\$ 6.67	\$ 6.87	\$ 75.45
Net Cash Flow After Developer Costs	\$ -	\$ (14.4)	\$ (32.1)	\$ 14.0	\$ 14.8	\$ (3.7)	\$ 15.7	\$ 16.1	\$ 16.6	\$ 17.1	\$ 13.7	\$ 6.5	\$ 6.7	\$ 6.9	\$ 75.5

Net Present Value After Developer Costs

Net Present Value @	14.0%	\$20.65	million 2003 dollars
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Table 4.A.2

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
FISCAL REVENUES

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
PROPERTY TAXES		Expressed In Millions of US Dollars														
Land Uses																
Executive Mtg. Hotel		\$ -	\$ -	\$ -	\$ -	\$ 0.28	\$ 0.28	\$ 0.29	\$ 0.30	\$ 0.30	\$ 0.31	\$ 0.31	\$ 0.32	\$ 0.33	\$ 0.33	\$ 0.34
Commercial Retail		\$ -	\$ -	\$ -	\$ -	\$ 0.23	\$ 0.24	\$ 0.24	\$ 0.25	\$ 0.25	\$ 0.26	\$ 0.26	\$ 0.27	\$ 0.27	\$ 0.28	\$ 0.28
Time Share		\$ -	\$ -	\$ -	\$ -	\$ 0.11	\$ 0.22	\$ 0.34	\$ 0.46	\$ 0.59	\$ 0.73	\$ 0.87	\$ 0.97	\$ 0.99	\$ 1.01	\$ 1.03
Total Property Tax Increment		\$ -	\$ -	\$ -	\$ -	\$ 0.62	\$ 0.74	\$ 0.87	\$ 1.00	\$ 1.15	\$ 1.29	\$ 1.45	\$ 1.56	\$ 1.59	\$ 1.62	\$ 1.66
City's Share	4.75% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.05	\$ 0.05	\$ 0.06	\$ 0.07	\$ 0.07	\$ 0.08	\$ 0.08	\$ 0.08
RDA's Non-housing Share	60.00% of Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 0.37	\$ 0.44	\$ 0.52	\$ 0.60	\$ 0.69	\$ 0.78	\$ 0.87	\$ 0.94	\$ 0.96	\$ 0.97	\$ 0.99
TRANSIENT OCCUPANCY TAXES		Expressed In Millions of US Dollars														
Executive Mtg. Hotel		\$ -	\$ -	\$ -	\$ 5.57	\$ 6.18	\$ 6.36	\$ 6.55	\$ 6.75	\$ 6.95	\$ 7.16	\$ 7.38	\$ 7.60	\$ 7.83	\$ 8.06	\$ 8.30
Transient Occupancy Tax @	10.00% of Room Revenue	\$ -	\$ -	\$ -	\$ 0.56	\$ 0.62	\$ 0.64	\$ 0.66	\$ 0.68	\$ 0.70	\$ 0.72	\$ 0.74	\$ 0.76	\$ 0.78	\$ 0.81	\$ 0.83
Gross Fiscal Operating Income From TOT & TI		\$ -	\$ -	\$ -	\$ 0.56	\$ 1.02	\$ 1.12	\$ 1.22	\$ 1.33	\$ 1.44	\$ 1.55	\$ 1.67	\$ 1.77	\$ 1.81	\$ 1.86	\$ 1.90
SALES TAX REVENUE																
Retail Commercial		\$ -	\$ -	\$ -	\$ 0.26	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.35	\$ 0.36	\$ 0.37	\$ 0.38	\$ 0.39	\$ 0.40	\$ 0.42	\$ 0.43
Food & Beverage & 50% of Other Hotel Revenues		\$ -	\$ -	\$ -	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04
Total Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.29	\$ 0.35	\$ 0.36	\$ 0.37	\$ 0.38	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.43	\$ 0.45	\$ 0.46	\$ 0.47
TOTAL FISCAL REVENUE																
Property Tax Revenue		\$ -	\$ -	\$ -	\$ -	\$ 0.40	\$ 0.48	\$ 0.56	\$ 0.65	\$ 0.74	\$ 0.84	\$ 0.94	\$ 1.01	\$ 1.03	\$ 1.05	\$ 1.07
Transient Occupancy Tax Revenue		\$ -	\$ -	\$ -	\$ 0.56	\$ 0.62	\$ 0.64	\$ 0.66	\$ 0.68	\$ 0.70	\$ 0.72	\$ 0.74	\$ 0.76	\$ 0.78	\$ 0.81	\$ 0.83
Sales Tax Revenue		\$ -	\$ -	\$ -	\$ 0.29	\$ 0.35	\$ 0.36	\$ 0.37	\$ 0.38	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.43	\$ 0.45	\$ 0.46	\$ 0.47
Total Fiscal Revenue Available for Fiscal Operating Costs		\$ -	\$ -	\$ -	\$ 0.85	\$ 1.37	\$ 1.48	\$ 1.59	\$ 1.71	\$ 1.83	\$ 1.96	\$ 2.09	\$ 2.20	\$ 2.26	\$ 2.32	\$ 2.38
Sources of Funds																
FISCAL OPERATING INCOME		\$ -	\$ -	\$ -	\$ 0.85	\$ 1.37	\$ 1.48	\$ 1.59	\$ 1.71	\$ 1.83	\$ 1.96	\$ 2.09	\$ 2.20	\$ 2.26	\$ 2.32	\$ 2.38
Reversion @	7%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36.54
Total Sources of Funds		\$ -	\$ -	\$ -	\$ 0.85	\$ 1.37	\$ 1.48	\$ 1.59	\$ 1.71	\$ 1.83	\$ 1.96	\$ 2.09	\$ 2.20	\$ 2.26	\$ 2.32	\$ 38.92
NET CASH FLOW		\$ -	\$ -	\$ -	\$ 0.85	\$ 1.37	\$ 1.48	\$ 1.59	\$ 1.71	\$ 1.83	\$ 1.96	\$ 2.09	\$ 2.20	\$ 2.26	\$ 2.32	\$ 38.92
Net Present Value @	10%	\$17.43 million 2003 dollars														

Source: Economics Research Associates

Table 4.A.3

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
Executive Meeting Hotel Operating Statement

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15	
Assumptions																	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Hotel Rooms	150	0	0	0	150	150	150	150	150	150	150	150	150	150	150	150	
Total Potential Number of Room nights		-	-	-	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	54,750	
Average Annual Occupancy Rate		0.0%	0.0%	0.0%	65.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	
Avg. Daily Rm. Rate Hotel 2 /1	\$ 135	143	148	152	157	161	166	171	176	181	187	192	198	204	210	217	
Operating Revenues																	
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Room Revenues	\$ -	\$ -	\$ -	\$ -	\$ 5.57	\$ 6.18	\$ 6.36	\$ 6.55	\$ 6.75	\$ 6.95	\$ 7.16	\$ 7.38	\$ 7.60	\$ 7.83	\$ 8.06	\$ 8.30	
As % of Room Revenues																	
Food & Beverage	45%	-	-	-	2.51	2.78	2.86	2.95	3.04	3.13	3.22	3.32	3.42	3.52	3.63	3.74	
Other Revenues	15%	-	-	-	0.84	0.93	0.95	0.98	1.01	1.04	1.07	1.11	1.14	1.17	1.21	1.25	
Subtotal (Non-Room Revenues)	60%	\$ -	\$ -	\$ -	\$ 3.34	\$ 3.71	\$ 3.82	\$ 3.93	\$ 4.05	\$ 4.17	\$ 4.30	\$ 4.43	\$ 4.56	\$ 4.70	\$ 4.84	\$ 4.98	
Gross Revenues		\$ -	\$ -	\$ -	\$ 8.91	\$ 9.88	\$ 10.18	\$ 10.49	\$ 10.80	\$ 11.13	\$ 11.46	\$ 11.80	\$ 12.16	\$ 12.52	\$ 12.90	\$ 13.28	
Departmental Costs & Expenses																	
		As % of Departmental Revenues															
Rooms	25%	-	-	-	1.39	1.54	1.59	1.64	1.69	1.74	1.79	1.84	1.90	1.96	2.02	2.08	
Food & Beverage	75%	-	-	-	1.88	2.09	2.15	2.21	2.28	2.35	2.42	2.49	2.56	2.64	2.72	2.80	
Other Departments	50%	-	-	-	0.42	0.46	0.48	0.49	0.51	0.52	0.54	0.55	0.57	0.59	0.60	0.62	
Total Departmental Expenses (% of Gross Revenues)	41%	\$ -	\$ -	\$ -	\$ 3.69	\$ 4.09	\$ 4.22	\$ 4.34	\$ 4.47	\$ 4.61	\$ 4.74	\$ 4.89	\$ 5.03	\$ 5.18	\$ 5.34	\$ 5.50	
Gross Operating Revenues	59%	\$ -	\$ -	\$ -	\$ 5.22	\$ 5.79	\$ 5.97	\$ 6.14	\$ 6.33	\$ 6.52	\$ 6.71	\$ 6.92	\$ 7.12	\$ 7.34	\$ 7.56	\$ 7.78	

Notes:

/1 Rate, after discounts, per occupied room.

Source: Economics Research Associates

Table 4.A.4

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
Executive Meeting Hotel Operating Statement

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Gross Operating Revenues		-	-	-	-	-	5.97	6.14	6.33	6.52	6.71	6.92	7.12	7.34	7.56	7.78	
Undistributed Operating Expenses																	
	As % of Revenue																
Administrative & General	5.0%	\$ -	\$ -	\$ -	\$ 0.45	\$ 0.49	\$ 0.51	\$ 0.52	\$ 0.54	\$ 0.56	\$ 0.57	\$ 0.59	\$ 0.61	\$ 0.63	\$ 0.64	\$ 0.66	
Management Fee	2.0%	-	-	-	0.18	0.20	0.20	0.21	0.22	0.22	0.23	0.24	0.24	0.25	0.26	0.27	
Sales & Marketing	5.0%	-	-	-	0.45	0.49	0.51	0.52	0.54	0.56	0.57	0.59	0.61	0.63	0.64	0.66	
Energy Costs	6.0%	-	-	-	0.53	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.80	
Repairs & Maintenance	4.0%	-	-	-	0.36	0.40	0.41	0.42	0.43	0.45	0.46	0.47	0.49	0.50	0.52	0.53	
Total	22.0%	\$ -	\$ -	\$ -	\$ 1.96	\$ 2.17	\$ 2.24	\$ 2.31	\$ 2.38	\$ 2.45	\$ 2.52	\$ 2.60	\$ 2.67	\$ 2.75	\$ 2.84	\$ 2.92	
Gross Operating Profit	36.6%	\$ -	\$ -	\$ -	\$ 3.26	\$ 3.62	\$ 3.73	\$ 3.84	\$ 3.95	\$ 4.07	\$ 4.19	\$ 4.32	\$ 4.45	\$ 4.58	\$ 4.72	\$ 4.86	
Fixed Expenses & Capital Costs																	
Property Taxes	formula	-	-	-	-	0.28	0.28	0.29	0.30	0.30	0.31	0.31	0.32	0.33	0.33	0.34	
Incentive Fee	2.0%	-	-	-	0.18	0.20	0.20	0.21	0.22	0.22	0.23	0.24	0.24	0.25	0.26	0.27	
Insurance	1.0%	-	-	-	0.09	0.10	0.10	0.10	0.11	0.11	0.11	0.12	0.12	0.13	0.13	0.13	
Capital Reserve	2.0%	-	-	-	0.18	0.20	0.20	0.21	0.22	0.22	0.23	0.24	0.24	0.25	0.26	0.27	
Total	5.0%	-	-	-	0.45	0.78	0.79	0.81	\$ 0.84	\$ 0.86	\$ 0.88	\$ 0.90	\$ 0.93	\$ 0.95	\$ 0.98	\$ 1.00	
NET OPERATING INCOME (ex. depr., interest & tax)		-	-	-	2.82	2.84	2.93	3.02	3.12	3.21	3.31	3.42	3.52	3.63	3.74	3.86	

Source: Economics Research Associates

Table 4.A.5

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
(BEFORE TAXES & FINANCING)

Hotel Operating Statement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<u>Yr. 2001 Value</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>
Sources of Funds															
	Expressed in Millions of US Dollars														
Net Operating Income	-	-	-	2.82	2.84	2.93	3.02	\$ 3.12	\$ 3.21	\$ 3.31	\$ 3.42	\$ 3.52	\$ 3.63	\$ 3.74	\$ 3.86
Reversion @ 10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38.57
Less Cost of Sales @ 3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.16
Net Sales Proceeds	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.42
Total Sources of Funds	-	-	-	2.82	2.84	2.93	3.02	\$ 3.12	\$ 3.21	\$ 3.31	\$ 3.42	\$ 3.52	\$ 3.63	\$ 3.74	\$ 41.27
Development Costs															
Inflation Assumptions	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Number of Rooms	150	75	75	-	-	-	-	-	-	-	-	-	-	-	-
Development Costs - Annual %	0%	50%	50%	0%	0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Development Costs per room - Hotel /1	\$ 135,000	11.06	11.40	-	-	-	-	-	-	-	-	-	-	-	-
Total Development Costs	\$ -	\$ 11.06	\$ 11.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET CASH FLOW (before financing & taxes)	-	(11.06)	(11.40)	2.82	2.84	2.93	3.02	3.12	3.21	3.31	3.42	3.52	3.63	3.74	41.27
Cumulative Cash Flow	-	(11.06)	(22.46)	(19.64)	(16.80)	(13.87)	(10.85)	(7.73)	(4.52)	(1.20)	2.21	5.73	9.36	13.10	54.38
Net Present Value @ 14.0%	\$1.04 million 2003 dollars														

Notes:

/1 New development costs include direct costs, off-site & on-site costs, indirect costs, and developer profit.

Source: Economics Research Associates

Table 4.A.6

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
Retail/Commercial: Operating Statement

		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	
Rental Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Cumulative Gross Leasable Area																	
Commercial Retail	45,000	-	-	-	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	
Restaurants	45,000	-	-	-	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	
Total	90,000	-	-	-	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	
Occupancy Rate																	
Commercial Retail		0%	0%	0%	80%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
Restaurants		0%	0%	0%	80%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
Average NNN Base Rent Per s.f. Per Yr/1	US\$																
Commercial Retail	\$	20.00	21.22	21.85	22.51	23.19	23.88	24.60	25.34	26.10	26.88	27.68	28.52	29.37	30.25	31.16	32.09
Restaurants	\$	30.00	31.83	32.78	33.77	34.78	35.82	36.90	38.00	39.14	40.32	41.53	42.77	44.06	45.38	46.74	48.14
Average Gross Sales Per Square Foot Per Year	US\$																
Commercial Retail	\$	250.00	265	273	281	290	299	307	317	326	336	346	356	367	378	389	401
Restaurants	\$	375.00	398	410	422	435	448	461	475	489	504	519	535	551	567	584	602
		Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
Operating Revenues																	
Base Rent Revenue	\$	-	-	-	2.09	2.55	2.63	2.71	2.79	2.87	2.96	3.05	3.14	3.23	3.33	3.43	
Gross Revenues	\$	-	-	-	2.09	2.55	2.63	2.71	2.79	2.87	2.96	3.05	3.14	3.23	3.33	3.43	
Operating Expenses																	
	% of Rev.																
Administrative & General	4.0%	\$ -	\$ -	\$ -	\$ 0.08	\$ 0.10	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.12	\$ 0.12	\$ 0.13	\$ 0.13	\$ 0.13	\$ 0.14	
Sales & Marketing	2.0%	-	-	-	0.04	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.06	0.07	0.07	
Total	6.0%	\$ -	\$ -	\$ -	\$ 0.13	\$ 0.15	\$ 0.16	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.18	\$ 0.18	\$ 0.19	\$ 0.19	\$ 0.20	\$ 0.21	
NET OPERATING INCOME (ex. depr., interest & tax)	\$	-	-	-	1.96	2.40	2.47	2.55	2.62	2.70	2.78	2.86	2.95	3.04	3.13	3.22	

Notes:

/1 Triple-net rent where tenant pays for pro-rata share of common area charges, insurance, property taxes, and utilities in addition to base rent. No rent for tenant improvements; tenants pay for improvements.

Source: Economics Research Associates

Table 4.A.7

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A
Retail/Commercial: Operating Statement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Sources of Funds															
	Expressed in Millions of US Dollars										Expressed in Millions of US Dollars				
Net Operating Income	\$ -	\$ -	\$ -	\$ 1.96	\$ 2.40	\$ 2.47	\$ 2.55	\$ 2.62	\$ 2.70	\$ 2.78	\$ 2.86	\$ 2.95	\$ 3.04	\$ 3.13	\$ 3.22
Reversion @ 10.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$32.24
Less Cost of Sales @ 4.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 1.29
Net Sale Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$30.95
Total Sources of Funds	\$ -	\$ -	\$ -	\$ 1.96	\$ 2.40	\$ 2.47	\$ 2.55	\$ 2.62	\$ 2.70	\$ 2.78	\$ 2.86	\$ 2.95	\$ 3.04	\$ 3.13	\$34.18
Development Costs															
Gross Leasable Area (s.f.)	90,000	45,000	45,000	-	-	-	-	-	-	-	-	-	-	-	-
Inflation Assumptions	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Commercial Retail	0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Restaurants	0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Development Costs/2	\$ -	\$ 3.32	\$ 3.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Development Costs	-	3.32	3.42	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH FLOW (before financing & taxes)	-	(3.32)	(3.42)	1.96	2.40	2.47	2.55	2.62	2.70	2.78	2.86	2.95	3.04	3.13	3.18
CUMULATIVE CASH FLOW	-	(3.32)	(6.74)	(4.78)	(2.38)	0.09	2.64	5.26	7.96	10.74	13.61	16.56	19.60	22.73	56.90

Residual Land Value = Net Present Value @ 14.0% \$9.32 million 2003 dollars

Notes:

/1 New development costs, include direct costs, indirect costs, and developer profit.

Source: Economics Research Associates

Table 4.A.8

CARLSBAD BOULEVARD REALIGNMENT - Alternative 4, Parcel 1, Land Use Scenario A

Time Share

	Yr. 2001 Value	2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	2012 Year 10	2013 Year 11	2014 Year 12	2015 Year 13	2016 Year 14	2017 Year 15
Assumptions																
Inflation Factor	3%	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60
Real Escalation	0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Time Share (Number of Rooms)	150	0	0	0	75	75	75	150	150	150	150	150	150	150	150	150
Total Number of Intervals Available		-	-	-	3,825	3,825	3,825	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650
Total Number of Intervals Sold Per Year		-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	650	-	-	-	-
Cumulative Intervals Sold		-	-	-	1,000	2,000	3,000	4,000	5,000	6,000	7,000	7,650	7,650	7,650	7,650	7,650
Interval Sales Price	\$ 18,500	\$ 19,627	\$ 20,215	\$ 20,822	\$ 21,447	\$ 22,090	\$ 22,753	\$ 23,435	\$ 24,138	\$ 24,862	\$ 25,608	\$ 26,377	\$ 27,168	\$ 27,983	\$ 28,822	\$ 29,687
Sales Revenues																
		Expressed in Millions of US Dollars							Expressed in Millions of US Dollars							
Annual Sales Volume	\$ -	\$ -	\$ -	\$ 21.45	\$ 22.09	\$ 22.75	\$ 23.44	\$ 24.14	\$ 24.86	\$ 25.61	\$ 26.37	\$ 27.14	\$ -	\$ -	\$ -	\$ -
Cumulative Sales Volume	-	-	-	21.45	43.54	66.29	89.72	113.86	138.73	164.33	181.48	181.48	181.48	181.48	181.48	181.48
Cost of Sales																
	Per Room															
Product Cost (excluding land cost) /1	\$ 205,000	-	-	17.30	-	-	18.91	-	-	-	-	-	-	-	-	-
Gross Profit Before Land Costs	\$ -	\$ -	\$ (17.30)	\$ 21.45	\$ 22.09	\$ 3.84	\$ 23.44	\$ 24.14	\$ 24.86	\$ 25.61	\$ 17.14	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Profit Before Land Costs	-	-	(17.30)	4.14	26.23	30.08	53.51	77.65	102.51	128.12	145.26	145.26	145.26	145.26	145.26	145.26
Costs & Expenses/2																
	As % of Annual Gross Sales															
Commissions	22.0%	\$ -	\$ -	\$ -	\$ 4.72	\$ 4.86	\$ 5.01	\$ 5.16	\$ 5.31	\$ 5.47	\$ 5.63	\$ 3.77	\$ -	\$ -	\$ -	\$ -
Marketing	22.0%	-	-	-	4.72	4.86	5.01	5.16	5.31	5.47	5.63	3.77	-	-	-	-
Sales Overhead	5.0%	-	-	-	1.07	1.10	1.14	1.17	1.21	1.24	1.28	0.86	-	-	-	-
Administration	7.0%	-	-	-	1.50	1.55	1.59	1.64	1.69	1.74	1.79	1.20	-	-	-	-
Acct./Legal/Consulting	0.5%	-	-	-	0.11	0.11	0.11	0.12	0.12	0.12	0.13	0.09	-	-	-	-
Depreciation	0.3%	-	-	-	0.06	0.07	0.07	0.07	0.07	0.07	0.08	0.05	-	-	-	-
Other	0.1%	-	-	-	0.02	0.02	0.02	0.02	0.02	0.02	0.03	0.02	-	-	-	-
Total Cost & Expenses (% of Annual Gross Sales)	56.9%	\$ -	\$ -	\$ -	\$ 12.20	\$ 12.57	\$ 12.95	\$ 13.33	\$ 13.73	\$ 14.15	\$ 14.57	\$ 9.76	\$ -	\$ -	\$ -	\$ -
Net Development Profit (Loss)																
Net Development Profit (Loss)	43%	\$ -	\$ -	\$ (17.30)	\$ 9.24	\$ 9.52	\$ (9.10)	\$ 10.10	\$ 10.40	\$ 10.72	\$ 11.04	\$ 7.39	\$ -	\$ -	\$ -	\$ -
Cumulative Cash Flow	\$ -	\$ -	\$ (17.30)	\$ (8.06)	\$ 1.46	\$ (7.64)	\$ 2.46	\$ 12.86	\$ 23.58	\$ 34.61	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00
Net Present Value @	15.0%	\$9.27 million 2003 dollars														

Notes:

/1 Development costs include allocated share of onsite/offsite costs.

/2 Selling and marketing expenses only. Operating expenses are covered 100% by annual fees.

Source: RCI Consulting, Inc.; and Economics Research Associates

Encina Wastewater supporting documents



Obstructed flow line
Seapointe open space

48" RCP Ocean Outfall

Encina Creek Flood
channel + apron



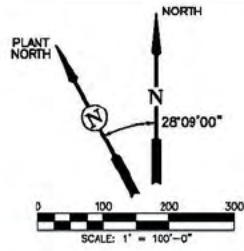
Seapointe property

Obstructed flow line
Seapointe open space

Encina Creek Flood
channel + apron

Flood control apron maintenance and flow constraints





Encina-Outfall-Shallows

GPS COORDINATES:
33°06.841 x 117°19.687
12'-15' Ocean Depth

Encina-Outfall-MH#1

GPS COORDINATES:
33°06.827 x 117°19.724
22' Ocean Depth

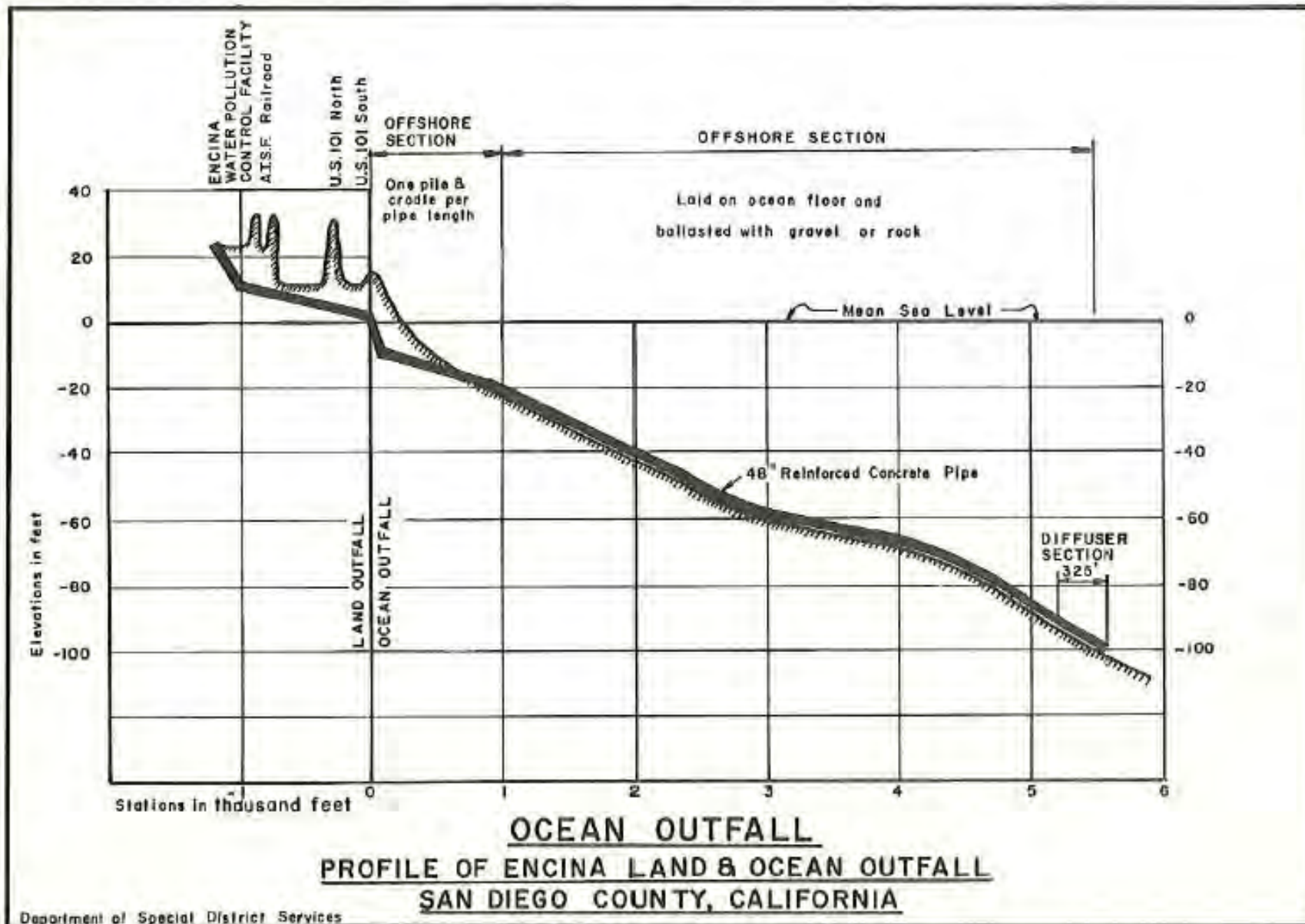
PLAN

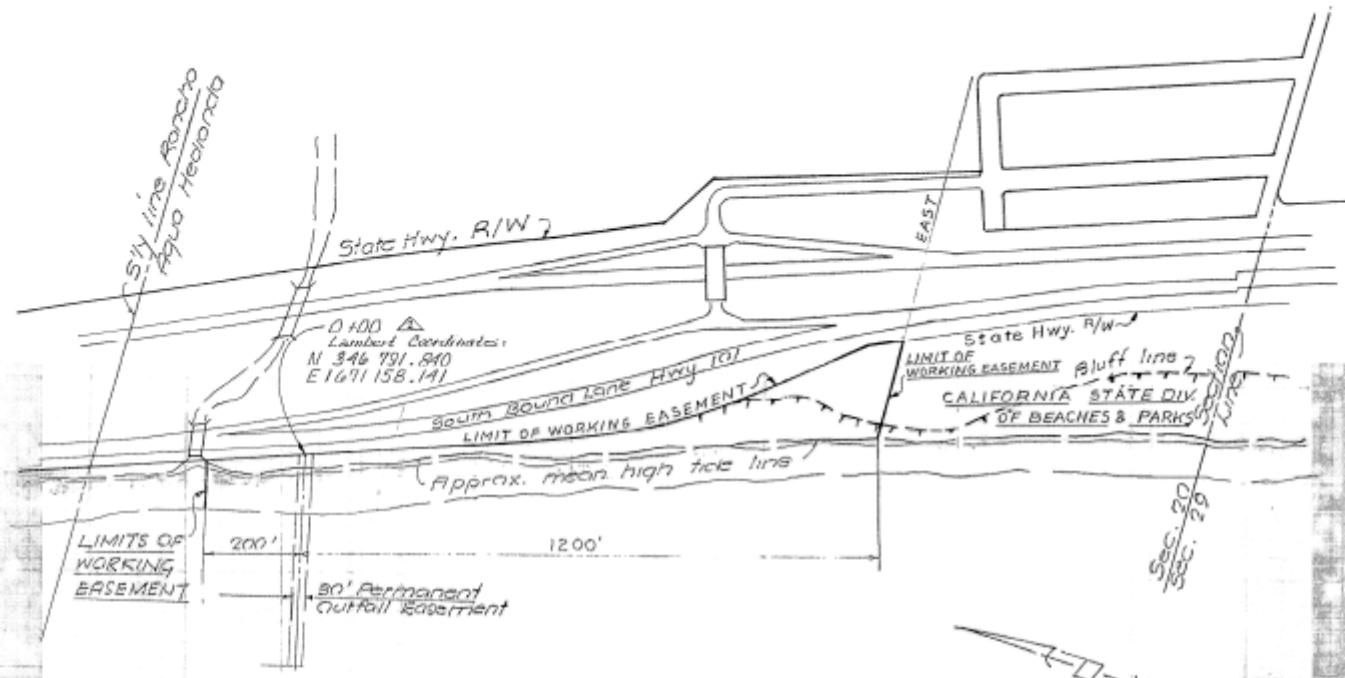
SCALE: 1" = 100'-0"

Figure 1 - Encina Outfall
Approximate Location

C:\V\100-1000\10002 Encina Sewer and Outfall\101-Encina Outfall APPEX LOCATION.DWG
 LAST PRINTED: 9/17/2008 3:07 PM LAST SAVED: 9/17/2008 3:04 PM

AN ENGINEER'S EYE VIEW OF THE OCEAN OUTFALL





WORKING AREA
Scale: 1" = 200'



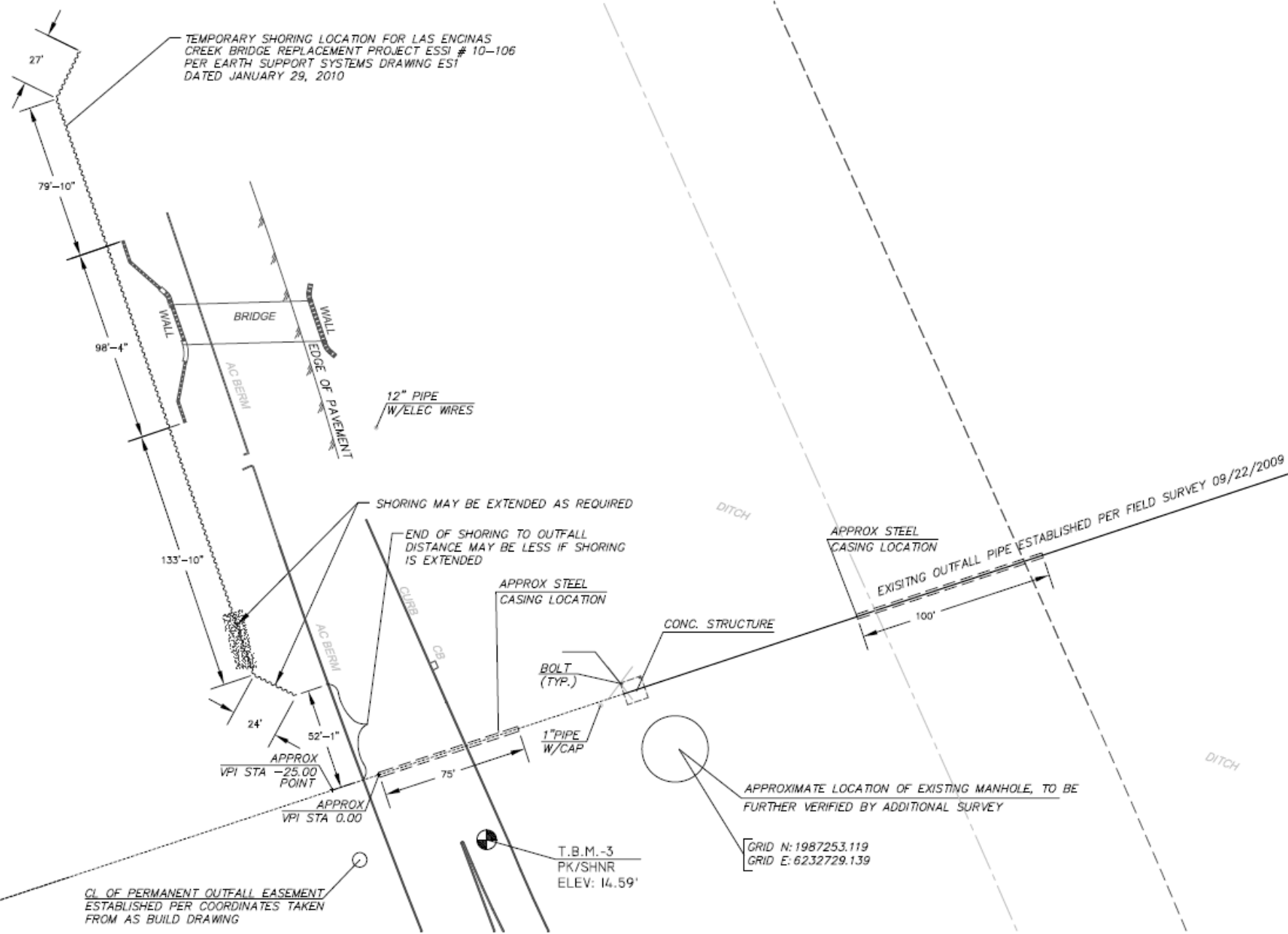
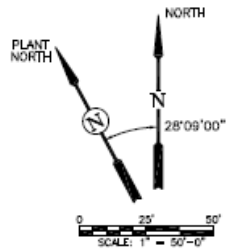
LOCATION MAP
Not to Scale

"AS BUILT"

VC-18-2

Approved: Sept. 1963 <i>Thomas C. Miley</i> C.E. 7648		ENGINEERING SCIENCE, INC.	Sht. 2 of 5
Revised: JAN. 16, 1964 LIMITS OF WORK AREA <i>Fred D. Bowler</i> C.E. 1698			

PRECISION
 FEB 17 1966
 MICROFILMED



CL OF PERMANENT OUTFALL EASEMENT
ESTABLISHED PER COORDINATES TAKEN
FROM AS BUILD DRAWING

PLAN
SCALE: 1" = 50'-0"

LEGEND

—————	CONFERRED BY SURVEYOR
—————	EXISTING
- - - - -	PROPERTY LINE

Figure 4
EWA Land Outfall
with New Bridge Shoring

DATE: 09/22/2009
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 DATE: 09/22/2009
 SCALE: 1" = 50'-0"
 PROJECT: EWA LAND OUTFALL

LAND DESCRIPTION

A strip tide and submerged land 30 feet wide in the Gulf of Santa Catalina, Pacific Ocean, located south of Carlsbad, San Diego County, California, the centerline being described as follows:

BEGINNING at a point with California Coordinate System, of 1927, Zone 6, coordinates of N=346,791.84 feet, E=1,671,158.14 feet, which bears South $71^{\circ} 01' 23''$ West, 15550.61 feet from the NGS monument HPGN CA 11 07 (PID DX5291); thence from said point of beginning the following two courses:

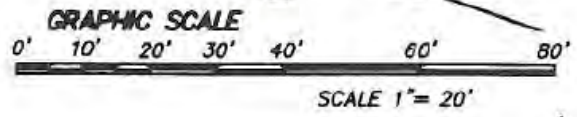
1. South $75^{\circ} 11' 00''$ West 5491.95 feet;
2. South $72^{\circ} 37' 35''$ West 2294.32 feet to the point of termination.

The sidelines of said strip to be lengthened or shortened as to begin on the ordinary high water mark of said Pacific Ocean and to terminate at a line perpendicular to the terminus of said centerline.

Outfall Protection Project 2010

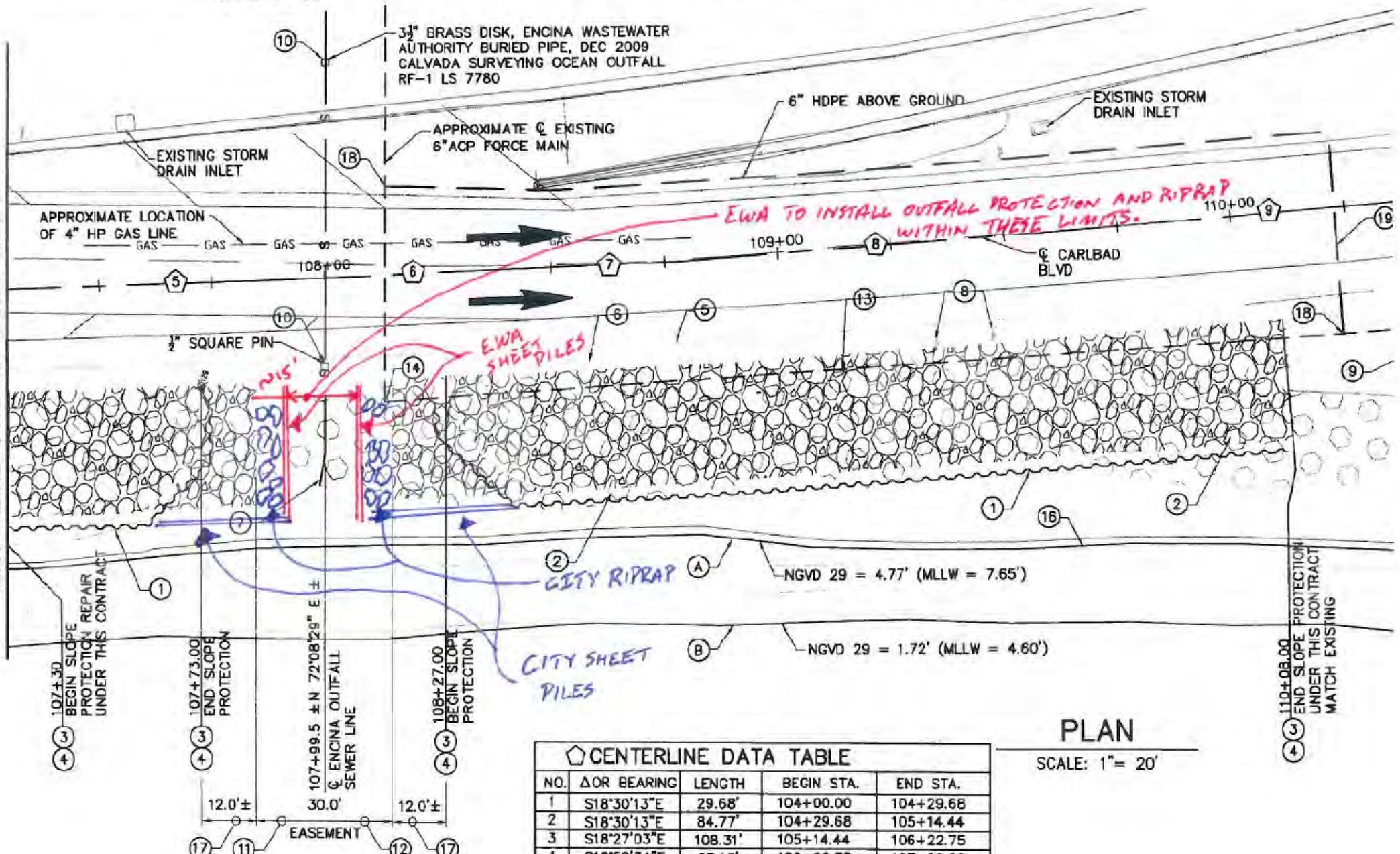


About the same time as Encina Creek Bridge replacement project



NOTE: CONTRACTOR SHALL SUBMIT HIS PLAN FOR CONNECTING THE HDPE TO THE ACP LINE, AND FOR TRENCHING AND BACKFILLING TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING HIS WORK.

MATCHLINE STA. 107+30.00 ABOVE



◻ CENTERLINE DATA TABLE

NO.	Δ OR BEARING	LENGTH	BEGIN STA.	END STA.
1	S18°30'13"E	29.68'	104+00.00	104+29.68
2	S18°30'13"E	84.77'	104+29.68	105+14.44
3	S18°27'03"E	108.31'	105+14.44	106+22.75
4	S18°58'34"E	87.13'	106+22.75	107+09.88

PLAN
 SCALE: 1" = 20'



1720 Midvale Drive
San Diego, CA, 92105
Phone: 619.972.7932
Phone: 619.972.8714
www.blackhawkenv.com

ENCINA WASTEWATER AUTHORITY FLOOD CONTROL CHANNEL RIP RAP BED MAINTENANCE PROJECT BIOLOGICAL RESOURCE ASSESSMENT

CITY OF CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA

Prepared for:

Encina Wastewater Authority
1230 Columbia Street, Suite 440
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December 1, 2020



TABLE OF CONTENTS

EXECUTIVE SUMMARY4

1.0 INTRODUCTION6

1.1 PROJECT LOCATION6

1.2 BACKGROUND AND NEED6

1.3 PROJECT DESCRIPTION7

2.0 METHODS9

2.1 LITERATURE REVIEW9

2.2 SURVEY METHODS10

 2.2.1 Vegetation Mapping11

 2.2.2 Biological Resource Survey11

 2.2.3 Jurisdictional Delineation Survey and Report11

2.3 LIMITATIONS THAT MAY INFLUENCE RESULTS12

3.0 REGULATORY SETTING13

3.1 STATE AND FEDERAL TAKE AUTHORIZATIONS FOR LISTED SPECIES13

3.2 FEDERAL13

 3.2.1 Federal Endangered Species Act (FESA)13

 3.2.2 Migratory Bird Treaty Act (MBTA)14

 3.2.3 Bald and Golden Eagle Protection Act14

 3.2.4 Fish and Wildlife Conservation Act of 198014

 3.2.5 Federal Clean Water Act (CWA)14

3.3 STATE15

 3.3.1 State of California Endangered Species Act (CESA)15

 3.3.2 California Environmental Quality Act (CEQA)16

 3.3.3 California Fish & Game Codes 3500 Series18

 3.3.4 Native Plant Protection Act20

3.4 LOCAL20

 3.4.1 City of Carlsbad Environmental Guidelines20

4.0 RESULTS22

4.1 ENVIRONMENTAL SETTING22

4.2 SOILS AND HYDROLOGIC FEATURES22

4.3 VEGETATION COMMUNITIES/LAND USE COVER TYPES23

 4.3.1 Coastal Freshwater Marsh (Holland Code 52410)23

 4.3.2 Disturbed Coastal Scrub (Holland Code 32000)23

 4.3.3 Non-vegetated Channel (Holland Code 64200)24

 4.3.4 Southern Willow Scrub (Holland Code 63320)24

 4.3.5 Urban/Developed (Holland Code 12000)25

4.4 SPECIAL-STATUS SPECIES25

 4.4.1 Special-Status Plant Species27

 4.4.2 Special-Status Wildlife Species27

4.5 SPECIAL-STATUS VEGETATION COMMUNITIES27

4.6 JURISDICTIONAL WATERS47



5.0 PROJECT IMPACTS - THRESHOLDS OF SIGNIFICANCE, DIRECT/INDIRECT IMPACTS & TEMPORARY/ PERMANENT IMPACTS	48
5.1 PROJECT IMPACTS	48
5.1.1 <i>Habitat Impacts</i>	48
5.1.2 <i>Construction-Related Impacts</i>	49
5.1.3 <i>Operations and Maintenance-Related Impacts</i>	49
5.2 CEQA THRESHOLDS OF SIGNIFICANCE	50
5.2.1 <i>CEQA Threshold Biology - 1</i>	51
5.2.2 <i>CEQA Threshold Biology - 2</i>	52
5.2.3 <i>CEQA Threshold Biology - 3</i>	53
5.2.4 <i>CEQA Threshold Biology - 4</i>	54
5.2.5 <i>CEQA Threshold Biology - 5</i>	54
5.2.6 <i>CEQA Threshold Biology - 6</i>	55
6.0 MITIGATION PROGRAM	55
6.1 AVOIDANCE AND MINIMIZATION MEASURES FOR CONSTRUCTION IMPACTS	55
7.0 CONCLUSION	59
8.0 REFERENCES	61

APPENDICES

- A** FIGURES
- B** SITE PHOTOGRAPHS
- C** OBSERVED PLANT & WILDLIFE SPECIES LISTS
- D** JURISDICTIONAL DELINEATION REPORT

EXECUTIVE SUMMARY

The Encina Wastewater Authority (EWA) Flood Control Channel Rip Rap Bed Maintenance Project (Project) proposes to conduct annual maintenance and clearing activities within an approximately 7,000 square-foot area located at the western terminus of the existing flood control channel associated with the Encina Wastewater Pollution Control Facility (EWPCF), located at 6200 Avenida Encinas in the City of Carlsbad, California (Figure 1). The Project Area is located west of Interstate (I) 5 freeway and east of Carlsbad Highway 101. The Project Area is surrounded by mixed-use residential, industrial, retail, and urban/developed areas to the north, south and east. Naturally occurring habitat surrounding the Project Area includes coastal scrub, riparian scrub, and freshwater marsh, generally to the west of the Project.

The *Encina Wastewater Authority Biological Resources Assessment* (Rincon 2017) (2017 BRA) was previously prepared by Rincon Consultants, Inc. in January of 2017 for a similarly related Encina Wastewater Pollution Control Facility (EWPCF) channel maintenance project. The 2017 BRA identified potential project-related impacts and habitat types for proposed annual maintenance to restore as-designed flow capacity to the EWPCF flood control channel. Subsequently approved annual maintenance has included restoration (removal of debris, soil, vegetation) of all areas of the flood control channel from the eastern boundary of the EWPCF extending west to the concrete energy dissipation apron at the outflow end of the channel beneath the North County Transit District (NCTD) railroad tracks. Beyond the concrete energy dissipation apron, lies an approximately 7,000-square foot grouted rip rap bed. The grouted rip rap bed is not currently approved for maintenance and is the focus of the currently proposed Project (Figure 4).

This Biological Resource Assessment (BRA) evaluates the proposed annual maintenance of this 7,000-square foot grouted rip rap bed located at the terminus of the existing EWPCF flood control channel apron. Currently, the grouted rip rap bed is impacted by years of sediment accumulation that now supports native riparian scrub habitat. While annual channel maintenance outlined in the 2017 BRA continues to support original flood control channel capacity, a recent 2019 storm event came very close to overflowing the channel and EWPCF. Therefore, the proposed Project is in alignment with the previous project's intent to preserve the original design flow conveyance capacity of the flood control channel and prevent potential flooding from large storm events that could disrupt the services provided by the EWPCF. Contrary to the 2017 BRA, the new Project and Survey Areas do support sensitive habitats, including various wetland habitat types associated with Encinas Creek within and adjacent to the proposed Project Area that may be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), the California Coastal Commission (CCC)/City, and/or California Department of Fish and Wildlife (CDFW). As such, this report has been prepared in concurrence with a formal jurisdictional assessment, conducted by Blackhawk Environmental on October 2, 2020. Results of this Jurisdictional Delineation are presented in the *Encina Wastewater Authority Flood Control Channel Rip Rap Bed Maintenance Project Jurisdictional Delineation Report* (Blackhawk Environmental 2020).

Primary access to the Project site is via Avenida Encinas, EWPCF internal roads, and an existing vehicle ramp within the EWPCF, as stated within the 2017 BRA. Project vehicles and equipment will use the existing ramp to travel down into the flood control channel and reach the Project site. Project implementation will require the use of existing dewatering, stockpile, and spreading areas within the EWPCF that are used for the management of solids (vegetation, debris, sediment) associated with the

annual flood control channel maintenance as described in the 2017 BRA and authorized under RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044. Project maintenance is proposed to be completed within a an approximately 14-day period initially and is proposed annually thereafter. Project timing is contingent on approvals and permit authorizations but is anticipated to occur initially during the 2021 dry season.

1.0 INTRODUCTION

This Biological Resource Assessment (BRA) was prepared by Blackhawk Environmental, Inc. (Blackhawk) for EWA in accordance with the Habitat Management Plan (HMP) for Natural Communities in the City of Carlsbad (City of Carlsbad 2004) and its supporting documents/programs: the City of Carlsbad (City) Guidelines for Biological Studies (City of Carlsbad 2008), and the City's Local Coastal Program (LCP) Land Use Plan (City of Carlsbad 2014). The HMP constitutes the City's subarea plan within the Multiple Habitat Conservation Program Subregional Plan (MHCP) for north coastal San Diego County and meets the goals of California's Natural Community Conservation Planning (NCCP) program. The studies detailed herein were conducted to identify the locations of sensitive natural resources, identify the potentials for occurrences (PFOs) of special-status plant and wildlife species, and to develop mitigation measures to offset potential direct, indirect and cumulative impacts to any such resources on and/or adjacent to the proposed Project alignment. Additionally, the BRA serves to illustrate the baseline conditions for which the determination of impacts and mitigation under the California Environmental Quality Act (CEQA) should be analyzed during the environmental review process.

1.1 Project Location

The proposed Project is located within an approximately 7,000 square foot (sq. ft.) area at the western terminus of the existing flood control channel associated with the Encina Wastewater Pollution Control Facility (EWPCF), located at 6200 Avenida Encinas in the City of Carlsbad, California. The EWPCF is located approximately 0.25 miles east of the Pacific Ocean, within the north area of San Diego County (Figure 1). The studied area in this assessment includes the Project Area, which is described in detail below, and an additional 100-foot buffer (Survey Area) (Figure 4). Existing onsite and surrounding land uses include a variety of undeveloped natural vegetation communities and wetland types, as well as developed, mixed-use residential, industrial and retail areas. The Encinas Creek flood control channel, which is considered part of Encinas Creek, bisects the EWPCF and the Project Area.

1.2 Background and Need

EWA operates and maintains a sewer system as well as wastewater treatment facilities and the flood control channel that serve the Encinas Creek Watershed within North San Diego County. The EWA is a public agency that provides secondary wastewater treatment services to approximately 380,000 residents in North San Diego County. As stated in the 2017 BRA, service to these residents has (in the past) been disrupted, due to heavy storm-induced flow events which overwhelm the flood control channel. Although the flood control channel was designed to handle heavy storm-induced flow events and runoff from Encinas Creek, lack of regular maintenance within the channel reduced the stormwater flow conveyance capacity of the channel. Under RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044, EWA completed scheduled annual maintenance in 2018 and 2019 to remove accumulated sediment and debris from within the concrete-lined flood control channel. The east/west oriented flood control channel bisects the EWPCF into EWPCF North and EWPCF South and conveys runoff from the upstream Encinas Creek watershed (Carlsbad Hydrologic Unit, hydrologic area 904.40) and the EWPCF. The flood control channel terminates at an energy dissipation apron abutting a vegetated area west of the North County Transit District (NCTD) railroad tracks. The flood control channel is approximately 32 feet wide, 10 feet high, and 800 feet long (0.8 acre). Flow enters a triple box culvert downstream of the EWPCF site crossing under Avenida Encinas and the NCTD

train tracks. Each culvert measures approximately 8 feet tall by 10 feet wide, spanning a length of 320 feet. At the culvert's exit, a concrete apron dissipates hydraulic energy and conveys the stormwater downstream into a natural stream channel before proceeding under Pacific Coast Highway into the Pacific Ocean. Annual maintenance within the channel, from EWA's eastern property line and westward to the concrete energy dissipation apron at the outflow end of the channel beneath the NCTD railroad tracks, is currently permitted by RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044. Despite annual maintenance of EWA's 0.8-acre concrete-lined flood control channel, intense storm events in 2019 continued to cause significant flooding and risk overwhelming the channel capacity. This is due to approximately 3-4 feet of build-up (composed of debris, sediment, and vegetation) above the grouted rip rap bed, west of the concrete energy dissipation apron at the outflow end of the channel. This build-up at the outflow end of the channel acts like a dam. During large storm events, this "dam" impedes the historical outflow path for stormwater and runoff from Encinas Creek to the Pacific Ocean. Potential flooding of the EWPCF during future storm events remains a serious risk without regular maintenance of the grouted rip rap bed. Flooding events compromise and/or disrupt wastewater treatment services by flooding roadways, process tanks, building, and other critical facilities within the EWPCF. Additionally, prolonged disruption of services at the EWPCF would affect the 380,000 residents it serves and could impact water quality entering the Pacific Ocean if partially treated effluent must be discharged.

1.3 Project Description

The purpose of the proposed Project is to restore the original (as-designed) flow conveyance capacity, at the outflow end of the EWPCF flood control channel, through scheduled annual maintenance, consisting primarily of the removal of accumulated debris, sediment, and vegetation above the grouted rip rap bed. It is anticipated that approximately 900 cubic yards (CY) of total solids volume will be removed from above the grouted rip rap bed of approximately 7,000 square feet, located west of the concrete energy dissipation apron and concrete-lined flood control channel. All maintenance work will be completed within the concrete lined and rip rap portions of the channel, culvert, and energy dissipation structure; no new construction of permanent structures or modification of existing structures is proposed as part of the proposed Project. Project maintenance is proposed to be completed within a an approximately 14-day period initially and is proposed annually thereafter. Project timing is contingent on approvals and permit authorizations but is anticipated to occur initially during the 2021 dry season.

The majority of the Project footprint occurs at the outflow end of the EWPCF flood control channel. The Project is proposed to occur concurrently with the existing annual maintenance conducted within the concrete lined channel within the EWPCF facility and would utilize existing access, stockpile locations and spreading areas. Use of these previously authorized areas would entail construction vehicles and equipment accessing the main flood control channel from within the EWPCF using the existing vehicle access ramp. Other areas associated with the Project include a temporary dewatering area, a temporary stockpile location and a sediment spreading area. Dewatering activities, for settling of sand, silt and organic materials, will be completed within a temporarily bermed area within the flood control channel. Dry weather flows may also be diverted through one of three box culverts using temporary sandbag barriers. During rain events, all equipment will be removed from channel, and work will be suspended if necessary. Large debris and trash will be properly disposed of off-site, and the remaining sediment (soil/organic material) will be transported from the flood control channel to the EWPCF South Parcel sediment spreading area via EWPCF internal roads and Avenida Encinas. EWA will implement

standard construction Best Management Practices (BMPs), such as straw wattles and silt fences, as needed at the South Parcel to prevent sediment from leaving the site and entering the Avenida Encinas public right-of-way. Hydraulic mulch (e.g., bonded fiber matrix) will be applied as needed on top of the placed sediment to prevent erosion and promote vegetative covering that will provide permanent erosion protection once established.

2.0 METHODS

Methods described below focused on determination of potential for occurrence of special-status plant and wildlife species. Species are considered to be special-status, and are therefore subject to analysis in this section, if they meet one or more of the following criteria:

- Plant and animal species listed as endangered (FE), threatened (FT), or candidates (FPE or FPT) for listing under the Federal Endangered Species Act (FESA);
- Plant and animal species listed as endangered (SE), threatened (ST), or candidates (SPE or SPT) for listing under the California Endangered Species Act (CESA);
- Animals designated as Fully Protected Species (FP), as defined in California Fish and Game Code Sections 3511, 4700, 5050, and 5515;
- Animal species designated as Species of Special Concern (SSC) by the CDFW;
- Bat species designated as High Priority (H) by the Western Bat Working Group;
- Plants that are state listed as Rare¹; or
- Plant species ranked by the California Native Plant Society (CNPS) as having a California Rare Plant Rank (CRPR) of 1 or 2.²

Sensitive natural communities are communities that have a limited distribution and are often vulnerable to the environmental effects of projects. CDFW identifies sensitive communities and keeps records of their occurrences in CNDDDB. These communities may or may not contain special-status species or their habitats. In addition, vegetation communities that are considered to be of high importance for MHCP species are combined by the MHCP and the City's HMP into habitat groups for purposes of assigning mitigation ratios. For purposes of this assessment, sensitive natural communities are considered to be any of the following:

- Vegetation communities listed in the CNDDDB;
- Communities listed in the Natural Communities List with a rarity rank of S1 (critically imperiled), S2 (imperiled), or S3 (vulnerable).

2.1 Literature Review

Prior to conducting the biological surveys, California Natural Diversity Database (CNDDDB) and United States Fish & Wildlife Service (USFWS) species occurrence records searches were conducted within 5 miles of the Project Area to assess the Project Area for its potential to contain State and/or federally listed threatened, endangered and/or otherwise special-status plant and animal species, as well as endemic species and species provided take coverage under the City's HMP (CDFW CNDDDB, accessed October 2020) (Figures 2 and 3). Along with the City's HMP guidelines, the City's Local Coastal Program (LCP) Land Use Plan (City of Carlsbad 2008), and the City's Guidelines for Biological Studies (City of Carlsbad 2008) were reviewed to ensure compliance with the City's requirements for protection of Environmentally Sensitive Habitat Areas (ESHAs), planning areas, and other sensitive biological resources. Additionally, information from the 2017 BRA (Rincon Consultants, Inc., 2017), a similarly related EWA channel maintenance project, was reviewed. Soil type data from the Natural Resources

¹ Plants that were previously state listed as "Rare" have been re-designated as state threatened.

² Under the CEQA review process, only CRPR 1 and 2 species are considered, as these are the only CNPS species that meet CEQA's definition of "rare" or "endangered." Impacts to List 3 and 4 species do not meet CEQA's definition of "rare" or "endangered."

Conservation Service (NRCS) were also reviewed to assist with identifying suitable habitat for special-status species potentially present. The results of the literature review were used to focus biological survey efforts for any special-status species perceived to have some potential to occur on and/or adjacent to the Project Area.

Following the habitat assessment, potentials for special-status species to occur were evaluated based on proximity, connectivity, recency and abundance of known occurrences, availability of suitable habitats, historic distributions of the species, and existing site conditions. Potentials for occurrence were generally evaluated based on the following criteria:

- **Present** – The species was observed within the Project area during the survey effort.
- **High Potential** – Historic, database, and/or inventory records indicate that the species has been known to occur within the vicinity of the Project (1-3 miles), and suitable habitat occurs onsite. The species has a high probability of being found on the site.
- **Moderate Potential** – Historic, database, and/or inventory records indicate that the species has been known to occur within the vicinity of the Project, but low quality suitable habitat occurs onsite, or; no records occur within the vicinity of the Project, but the Project occurs within the historic range of the species, and moderate to high quality habitat occurs onsite. The species has a moderate probability of being found on the site.
- **Low Potential** – Historic, database, and/or inventory records indicate that the species has not been known to occupy the immediate vicinity of the Project, and low quality habitat for the species exists onsite, or; records occur within the vicinity of the Project, but the majority of the habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- **Presumed Absent** – The species is restricted to habitats not occurring within the Project site or is considered extirpated from the Project area.

2.2 Survey Methods

The biological resource survey was conducted on October 2, 2020 by Blackhawk biologists Kris Alberts, Lorena Bernal and Desiree Johnson. All biological surveys were performed according to the latest protocols and North County MHCP guidelines for biological surveys and reporting, specifically the City's HMP and they City's Guidelines for Biological Studies. The survey occurred from 0930 to 1125, under favorable weather conditions of 78°F to 89°F, 0-2 mph winds, no precipitation and 0-percent cloud cover. The biologists conducted the survey on foot; however, portions of the Survey Area that were inaccessible (e.g., steep slopes, dense vegetation, areas submerged with water) were visually inspected with binoculars (10 x 40).

Several tasks were accomplished during the biological survey. Onsite and adjacent areas were characterized for their existing conditions and current land uses. In order to inform the analysis of indirect impacts and proposed off-site uses, the survey included all proposed Project parcels as well as an additional 100 feet surrounding the Project (Survey Area). The onsite vegetation communities were identified by dominant species present and mapped directly onto high-resolution aerial imagery for Geographic Information System (GIS) extrapolation (Figure 4). Potentials for occurrence (PFO) of

special-status plant and animal species resulting from the literature review were assessed in relation to the existing conditions of the Project site. Representative photographs were collected to document current conditions of the parcels as well as the general surroundings (Appendix B). All plant species observed within the Project Site, plus all wildlife observed by sight, sign and/or sound within the vicinity of the Project site, were cataloged in the field notes of the biologists to compile species lists (Appendix C). The Project site and its immediately adjacent area were assessed for the presence/absence of potentially jurisdictional waters of the USACE, RWQCB, CCC, CDFW and/or City of Carlsbad Resource Protection Ordinance defined wetlands, including vernal pools.

2.2.1 Vegetation Mapping

On October 2, 2020 vegetation mapping was conducted to map all vegetation communities within the Survey Area (Figure 4). Vegetation mapping was conducted by Blackhawk biologists Kris Alberts, Lorena Bernal and Desiree Johnson. Prior to conducting the biological survey, Blackhawk reviewed the City's HMP, the City's Guidelines for Biological Studies and the vegetation community classifications according to Holland (1986) and Oberbauer (2008) to determine those resources that were applicable for use during the mapping effort.

Vegetation community mapping was completed according to the City's HMP and Guidelines for Biological Studies. Under the City's HMP, vegetation communities are grouped into six specific Habitat Groups and Types (A-F) for the purposes of mitigation ratios for project-related impacts. Additionally, the City's HMP describes sensitive habitats which may have special requirements if a project is adjacent to a Hardline Area or within the Coastal Zone. According to the City's HMP, the Project and Survey Area are within the City's Coastal Zone. The California Coastal Commission has jurisdiction over lands within the Coastal Zone. As such, specific conservation standards apply to all projects within this area. These standards, as they apply to the Project, are described below under Section 5.0 Project Impacts. Vegetation community classifications and boundaries were made directly into the geographic information system (GIS) mapping application, "Collector for ArcGIS". GIS software (i.e., ArcGIS) was used to calculate acreages and areas of the features within the Survey Area. Biological field notes were prepared to document the dominant and subdominant plant species within the various communities. Plants were identified by visual observation, and nomenclature for common native plants followed Hickman (1993) as updated by the Jepson Online interchange (Jepson Flora Project 2016). Nomenclature for ornamental plants followed Brenzel (2001).

2.2.2 Biological Resource Survey

Blackhawk biologists Kris Alberts, Lorena Bernal and Desiree Johnson conducted a biological resource survey on October 2, 2020, between the hours of 0930 and 1130. Air temperatures ranged from 78 degrees Fahrenheit (F) to 89 degrees F. Wind speed during the survey ranged from 0-2 mph. Additionally, no precipitation or cloud cover was observed during the survey. Focused surveys were not conducted for special-status wildlife species; however, wildlife species observed or detected during field surveys by sight, calls, tracks, scat, or other signs were recorded in the field notes of the biologists. Binoculars were used when necessary to assist with wildlife species identification.

Potentials for occurrence (PFO) of special-status plant and wildlife species resulting from the literature review were assessed in relation to the existing conditions of the Project and Survey Area. The ability to identify wildlife species was limited by seasonal and temporal factors. Nocturnal animals were not

observed directly, as the survey was performed during the day. In addition, seasonally migratory species that may be present within the area only at specified periods outside survey timing may not have been detected. Latin and common names of wildlife species followed the American Ornithologists' Union (2018) and Unitt (2004) for birds; Crother (2012) for amphibians and reptiles; and North American Butterfly Association (NABA) (2001) or SDNHM (2002) for butterflies.

2.2.3 Jurisdictional Delineation Survey and Report

A formal jurisdictional delineation of waters and wetlands was conducted by Blackhawk wetland specialist Kris Alberts on October 2, 2020. The delineation effort followed guidelines set forth by USACE (1987, 2008) and was performed to gather field data at potentially jurisdictional Waters of the U.S. and Waters of the State within the proposed Project Area. Methodology and results of this jurisdictional delineation are presented in the *Encina Wastewater Authority Flood Control Channel Rip Rap Bed Maintenance Project Jurisdictional Delineation Report (JDR)*, Carlsbad, County of San Diego, California (Blackhawk 2020) as Appendix D.

2.3 Limitations That May Influence Results

The vegetation mapping, jurisdictional delineation and wildlife surveys were conducted during the day and during months of the year when most blooming annuals and perennials were not evident or identifiable. Focused surveys for wildlife and plants were not conducted.

In addition, these surveys were conducted during the daytime, which usually results in few observations of mammals, many of which may be active at night. In addition, many species of reptiles and amphibians are nocturnal or cryptic in their habits and are difficult to observe using standard survey methods. Therefore, conservative estimates regarding the PFOs of certain special-status plant and wildlife species have been considered with appropriate mitigation measures proposed herein.

3.0 REGULATORY SETTING

This section is divided into sub-sections that include Federal, State and Local regulations that apply to the Project as proposed.

3.1 State and Federal Take Authorizations for Listed Species

Federal or state authorizations of impacts to or incidental take of a listed species by a private individual or other private entity would be granted in one of the following ways:

- Section 7 of the FESA stipulates that any federal action that may affect a species listed as threatened or endangered requires a formal consultation with USFWS to ensure that the action is not likely to jeopardize the continued existence of the listed species or result in destruction or adverse modification of designated critical habitat. 16 U.S.C. 1536(a)(2).
- In 1982, the FESA was amended to give private landowners the ability to develop Habitat Conservation Plans (HCP) pursuant to Section 10(a) of the FESA. Upon development of an HCP, the USFWS can issue incidental take permits for listed species where the HCP specifies at minimum, the following: (1) the level of impact that will result from the taking, (2) steps that will minimize and mitigate the impacts, (3) funding necessary to implement the plan, (4) alternative actions to the taking considered by the applicant and the reasons why such alternatives were not chosen, and (5) such other measures that the Secretary of the Interior may require as being necessary or appropriate for the plan.
- Sections 2090-2097 of the California Endangered Species Act (CESA) require that the state lead agency consult with CDFW on projects with potential impacts on state-listed species. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed as well as state-listed species. In certain circumstances, Section 2080.1 of the California Fish and Game Code allows CDFW to adopt the federal incidental take statement or the 10(a) permit as its own based on its findings that the federal permit adequately protects the species under state law.

3.2 Federal

3.2.1 Federal Endangered Species Act (FESA)

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as “any species that is in danger of extinction throughout all or a significant portion of its range.” A threatened species is defined as “any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to “take” any listed species. “Take” is defined in Section 3(18) of FESA: “...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Further, the United States Fish and Wildlife Service (USFWS), through regulation, has interpreted the terms “harm” and “harass” to include certain types of habitat modification that result in injury to, or death of species as forms of “take.” These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a Federal agency for an action that could affect a

federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

Federally-Designated Special-Status Species

All references to federally protected species in this Report (whether listed, proposed for listing, or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS. Additionally, the USFWS *Birds of Conservation Concern 2008* report was published to identify the migratory and non-migratory bird species (beyond those already federally listed) that represent the highest conservation priorities for USFWS.

For this report, the following acronyms are used for federal special-status species:

- **FE:** Federally listed as Endangered
- **FT:** Federally listed as Threatened
- **FPE:** Federally proposed for listing as Endangered
- **FPT:** Federally proposed for listing as Threatened
- **FC:** Federal Candidate species (Former Category 1 candidates)
- **BCC:** USFWS Birds of Conservation Concern

3.2.2 Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (PL 65-186, as amended; 16 USC §§ 703 et seq.) protects most birds, whether or not they migrate. Birds, their nests, eggs, parts, or products may not be killed or possessed. Game birds are listed and protected except where specific seasons, bag limits, and other features govern their hunting. Exceptions are made for some agricultural pests, which require a USFWS permit (yellow-headed, red-winged, bi-colored, tri-colored, Rusty and Brewer's Blackbirds, cowbirds, all grackles, crows and magpies). Some other birds that injure crops in California may be taken under the authority of the County Agricultural Commissioner (meadowlarks, horned larks, golden-crowned sparrows, white- and other crowned sparrows, goldfinches, house finches, acorn woodpeckers, Lewis' woodpeckers and flickers). Permits may be granted for various non-commercial activities involving migratory birds and some commercial activities involving captive-bred migratory birds.

3.2.3 Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (PL 95-616; 16 USC §§ 668 et seq.) provides for protection of the bald and golden eagles by prohibiting taking, possession, and commerce in the birds.

3.2.4 Fish and Wildlife Conservation Act of 1980

The Fish and Wildlife Conservation Act of 1980 (PL 96-366; 16 USC §§2901 et seq.) provides for conservation, protection, restoration and propagation of certain species, including migratory birds threatened with extinction.

3.2.5 Federal Clean Water Act (CWA)

The Clean Water Act (CWA) regulates the discharge of pollutants to waters of the United States to protect water quality and the beneficial uses of these waters. Through a permit application process,

CWA Section 404 regulates dredge and fill discharges to waters of the United States.

Vernal Pools

Vernal pools are considered “problem areas” because vegetation or hydric soils may be lacking due to seasonal filling by rainfall and eventual drying. As described in the Arid Supplement, “the species composition of some wetland plant communities in the Arid West can change in response to seasonal weather patterns and long-term climatic fluctuations. Wetland types that are influenced by these shifts include vernal pools, playa edges, seeps and springs. Lack of hydrophytic vegetation during dry periods should not immediately eliminate a site from further consideration as a wetland.” In addition, since they support seasonally ponded soils, when soil investigations are performed within vernal pools, they may lack hydric soil indicators. The USACE includes problem soils as “seasonally ponded, depressional wetlands (that) occur in basins and valleys throughout the Arid West. Most are perched systems, with water ponding above a restrictive soil layer, such as a hardpan or clay layer, that is at or near the surface (e.g., in Vertisols). Some of these wetlands lack hydric soil indicators due to limited saturation depth, saline conditions or other factors.”

3.3 State

3.3.1 State of California Endangered Species Act (CESA)

California's Endangered Species Act (CESA) defines an endangered species as “a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that is in danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.” The State defines a threatened species as “a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an Endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.” Candidate species are defined as “a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.” Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the Federal Endangered Species Act (FESA), CESA does not list invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating “No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided.” Under the CESA, “take” is defined as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” Exceptions authorized by the state to allow “take” require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific, educational, or management purposes and for take incidental to otherwise lawful activities. Sections 1901 and 1913

of the California Fish and Game Code provide that notification is required prior to disturbance.

State-Designated Special-Status Species

Some mammals and birds are protected by the state as Fully Protected (FP) Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. California Species of Special Concern (SSC) are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for the CDFW's California Natural Diversity Database (CNDDDB) project. Informally listed taxa are not protected but warrant consideration in the preparation of biotic assessments. For some species, the CNDDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites.

For this report the following acronyms are used for State special-status species:

- **SE:** State-listed as Endangered
- **ST:** State-listed as Threatened
- **SCE:** State candidate for listing as Endangered
- **SCT:** State candidate for listing as Threatened
- **FP:** State Fully Protected
- **SSC:** Species of Special Concern

California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of special-status species in California. The California Native Plant Society's *California Native Plant Society's Inventory of Rare and Endangered Plants of California* separates plants of interest into five categories. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California. The list serves as the candidate list for listing as threatened and endangered by CDFW.

3.3.2 California Environmental Quality Act (CEQA)

Shortly after the United States federal government passed the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA) was passed in 1970 to institute a statewide policy of environmental protection. CEQA does not directly regulate land uses, but instead requires state and local agencies within California to follow a protocol of analysis and public disclosure of environmental impacts of proposed projects and adopt all feasible measures to mitigate those impacts. CEQA makes environmental protection a mandatory part of every California state and local agency's decision-making process.

CEQA Thresholds of Significance

Environmental impacts relative to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California to:

"Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish

and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities...”

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Attachment G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

“The project has the potential to: substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, ...”

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the proposed Project.

Criteria for Determining Significance Pursuant to CEQA

Attachment G of the 1998 State CEQA guidelines indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

- a)** *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 the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*
- b)** *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*
- c)** *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.*
- d)** *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.*

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

CEQA Guidelines Section 15380

The CEQA requires evaluation of a project's impacts on biological resources and provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts. Sections 5.1.1 and 5.2.2 below set forth these thresholds and guidelines. Furthermore, pursuant to the CEQA Guidelines Section 15380, CEQA provides protection for non-listed species that could potentially meet the criteria for state listing. For plants, CDFW assigns California Rare Plant Ranks (CRPR) to species categorized as List 1A, 1B, or 2 of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants in California* may meet the criteria for listing and should be considered under CEQA. CDFW also recommends protection of plants, which are regionally important, such as locally rare species, disjunctive populations of more common plants, or plants on the CNPS Lists 3 or 4.

3.3.3 California Fish & Game Codes 3500 Series

California Fish & Game Codes 3500, 3503, 3503.5, 3505, 3511 and 3513 are State regulations that cover resident and non-resident game birds, protected bird nests, protected raptor nests, egrets, ospreys, Fully Protected bird species, and take considerations for Migratory Bird Treaty Act birds.

- **Code 3500:** "(a) Resident game birds are as follows:
 - (1) Doves of the genus *Streptopelia*, including, but not limited to, spotted, ringed turtledoves, and Eurasian collared-doves.
 - (2) California quail and varieties thereof.
 - (3) Gambel's or desert quail.
 - (4) Mountain quail and varieties thereof.
 - (5) Sooty or blue grouse and varieties thereof.
 - (6) Ruffed grouse.
 - (7) Sage hens or sage grouse.
 - (8) Hungarian partridges.
 - (9) Red-legged partridges including the chukar and other varieties.
 - (10) Ring-necked pheasants and varieties thereof.
 - (11) Wild turkeys of the order Galliformes.
- (b) Migratory game birds are as follows:

- (1) Ducks and geese.
- (2) Coots and gallinules.
- (3) Jacksnipe.
- (4) Western mourning doves.
- (5) White-winged doves.
- (6) Band-tailed pigeons

(c) Reference in this code to “game birds” means both resident and migratory game birds.”

- **Code 3503:** “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.”
- **Code 3503.5:** “It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.”
- **Code 3505:** “It is unlawful to take, sell, or purchase any egret or egret, osprey, bird of paradise, goura, numidi, or any part of such a bird.”
- **Code 3511:** “(a) (1) Except as provided in Section 2081.7 or 2835, fully protected birds or parts thereof may not be taken or possessed at any time. No provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected bird, and no permits or licenses heretofore issued shall have any force or effect for that purpose. However, the department may authorize the taking of those species for necessary scientific research, including efforts to recover fully protected, threatened, or endangered species, and may authorize the live capture and relocation of those species pursuant to a permit for the protection of livestock. Prior to authorizing the take of any of those species, the department shall make an effort to notify all affected and interested parties to solicit information and comments on the proposed authorization. The notification shall be published in the California Regulatory Notice Register and be made available to each person who has notified the department, in writing, of his or her interest in fully protected species and who has provided an e-mail address, if available, or postal address to the department. Affected and interested parties shall have 30 days after notification is published in the California Regulatory Notice Register to provide any relevant information and comments on the proposed authorization.

(2) As used in this subdivision, “scientific research” does not include any actions taken as part of specified mitigation for a project, as defined in Section 21065 of the Public Resources Code.

(3) Legally imported fully protected birds or parts thereof may be possessed under a permit issued by the department.

(b) The following are fully protected birds:

- (1) American peregrine falcon (*Falco peregrinus anatum*).

- (2) Brown pelican (*Pelican occidentalis*).
- (3) California black rail (*Laterallus jamaicensis coturniculus*).
- (4) California Ridgway's rail (*Rallus longirostris obsoletus*).
- (5) California condor (*Gymnogyps californianus*).
- (6) California least tern (*Sterna albifrons browni*).
- (7) Golden eagle (*Aquila chrysaetos*).
- (8) Greater sandhill crane (*Grus Canadensis tabida*).
- (9) Light-footed Ridgway's rail (*Rallus longirostris levipes*).
- (10) Southern bald eagle (*Haliaeetus leucocephalus leucocephalus*).
- (11) Trumpeter swan (*Cygnus buccinator*).
- (12) White-tailed kite (*Elanus leucurus*).
- (13) Yuma Ridgway's rail (*Rallus longirostris yumanensis*).

- **Code 3513:** "It is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Treaty Act."

3.3.4 Native Plant Protection Act

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the California Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations, emergencies, and/or with proper notification to the CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

3.4 Local

3.4.1 City of Carlsbad Environmental Guidelines

The primary environmental guidance document, for projects or actions occurring within the City, is the City's Habitat Management Plan (HMP). The HMP was developed by the City, in cooperation with federal and state wildlife agencies, to preserve and protect sensitive biological resources within the City while allowing for continued economic development. The overall goal of the HMP is to contribute to regional biodiversity and the viability of rare, unique or sensitive biological resources throughout the City of Carlsbad and the larger region while allowing public and private development to occur consistent with the Carlsbad General Plan and Growth Management Plan. The HMP constitutes the City's subarea plan within the Multiple Habitat Conservation Program Subregional Plan (MHCP) for north coastal San Diego County and meets the goals of California's Natural Community Conservation

Planning program (NCCP). The City's Guidelines for Biological Studies, were developed to support the HMP and provide guidance related to compliance with HMP regulations. A separate but related environmental guidance document is the City's Local Coastal Program (LCP) Land Use Plan.

To meet the requirements of the California Coastal Act, the City has provided the LCP Land Use Plan, adopted by the California Coastal Commission (CCC) in 1980 (and amended in 1984 and 1985). The purpose of the LCP Land Use Plan is to ensure that development within the City's Coastal Zone protects and enhances coastal resources and is consistent with the California Coastal Act. The City's LCP Land Use Plan provides policies that guide the City in protection of natural coastal resources found in the City's Coastal Zone, which include environmentally sensitive habitat areas (ESHAs) and marine and coastal water quality. ESHAs as defined by the City's HMP and Land Use Plan may differ from HMP described sensitive habitats and Habitat Groups, however, are covered and mitigated for under both plans.

4.0 RESULTS

4.1 Environmental Setting

The Project site is located at the western terminus of the EWPCF flood control channel; immediately west of the NCTD railroad tracks. The Project site encompasses an area of approximately 7,000 square-feet, above which an existing grouted rip rap bed lies. Areas surrounding the Project to the north and south and east include mixed-use residential, industrial and retail land uses. Existing land use to the west of the Project are naturally occurring habitat, including riparian scrub, freshwater marsh, brackish tidal flats, existing overhead transmission line, roadways and open coastline. The HMP describes Facilities Management Zones (LFMZs), useful for conservation planning purposes, the Project site lies within LFMZ #3. According to figures within the HMP, the Project site is not located on private-, City-, or State of California-owned conservation lands, nor existing hardline conservation area (HCA). One nearby HCA exists along Encinas Creek, east of Interstate I-5 and south of Palomar Airport Road; however, this HCA terminates east of the EWPCF, approximately 1,400 feet to the east of the Project Area (Figure 1). The Project Area does not fall within any HMP Core Focus Planning Area (FPA), such as core habitat, wildlife linkages, or special resource areas. The Project Area is considered to be within the Melo II section of the Coastal Zone as determined by the CCC and the LCP Land Use Plan (City of Carlsbad 2014) (Figure 1).

4.2 Soils and Hydrologic Features

One distinct soil series mapped by USDA (1973) occurs within the Project Area: Tidal flats (Tf) (Figure 5). Tidal flats soil series is described as hydric according to USDA. Total acreage of this soil series within the Survey Area is 1.744.

Elevations within the Project Area generally drain towards the center of the Project Area, where the site is bisected by the concrete energy dissipation apron of the EWPCF flood control channel. The EWPCF flood control channel was historically a natural, non-channelized portion of Encinas Creek. Although it is now channelized, the EWPCF flood control channel remains a functioning part of the Encinas Creek, connecting the upstream Encinas Creek watershed (Carlsbad Hydrologic Unit, hydrologic area 904.40) with its historical reach west of the EWPCF facility (Figure 6). Surface and storm water from the upstream Encinas Creek watershed, as well as outflow from the EWPCF, flow in a generally east-west direction through the concrete lined flood control channel and discharging into the Project Area, west of the NCTD railroad tracks. At the easternmost boundary of the Project Area, channel flow enters a triple box culvert. At the culvert's exit, hydraulic energy is dissipated over a concrete apron and grouted rip rap bed. Above the western extent of the rip rap bed lies a relatively level and vegetated shelf. Upon meeting this shelf, surface and storm water continue to flow in a westerly direction through the Project Area, meeting the natural stream channel of Encinas Creek before proceeding under the Pacific Coast Highway and onto the Pacific coastline, ultimately terminating in the Pacific Ocean.

Based on the presence of potentially jurisdictional wetland and non-wetland areas, a formal jurisdictional delineation effort was performed. The results of this effort are included in the JDR (Blackhawk 2020) as Appendix D.

4.3 Vegetation Communities/Land Use Cover Types

A total of five vegetation communities/land use cover types were described and mapped within the Survey Area. Within the Project and Survey Area, two vegetation communities, Coastal Freshwater Marsh, and Southern Willow Scrub, are considered wetland and/or riparian habitats by the City and wetlands by the CCC within the Coastal Zone. Vegetation communities were described according to Holland (1986) and Oberbauer (2008); corresponding classification codes are provided in parentheses. The vegetation communities/land use cover types, associated acreages and MSCP Tier levels are as follows:

- Coastal Freshwater Marsh (52410) (0.010 acre) (Group A)
- Disturbed Coastal Scrub (32000) (0.130 acres) (Group D)
- Non-vegetated Channel (64200) (0.082 acres) (Group A)
- Southern Willow Scrub (63320) (1.144 acres) (Group A)
- Urban/Developed (12000) (0.0378 acres) (Group F)

Temporary and permanent Project-related impacts to sensitive wetland and/or riparian habitats within the Coastal Zone would require compensatory mitigation at HMP-stipulated ratios based on the acreage of the impacts; impacts to other habitats and HMP Habitat Groups, although not considered sensitive, may support special-status species and therefore also require compensatory mitigation at HMP-stipulated ratios or a mitigation fee based on acreage. Each vegetation community/land use cover type is described in the following sub-sections.

4.3.1 Coastal Freshwater Marsh (Holland Code 52410)

Coastal Freshwater Marsh is a vegetation community typically described as permanently flooded by fresh water rather than brackish, alkaline or variable (Oberbauer 2008). These areas often form completely closed canopies dominated by perennial, emergent monocots up to 4-5 meters tall (Oberbauer 2008). This plant community is occasionally found along coasts near river mouths. (Oberbauer 2008). Coastal Freshwater Marsh is considered a sensitive wetland habitat by the City and falls under Habitat Group A (freshwater marsh).

This community is restricted to approximately 0.010 acre located, in the far northwest corner of the Survey Area. This community is very densely vegetated, lacking species diversity, and dominated by nearly monotypic southern cattail (*Typha domingensis*).

4.3.2 Disturbed Coastal Scrub (Holland Code 32000)

Within the Survey Area, this vegetation community does not fit the descriptions of more specific Coastal Scrub community forms as described by Holland (1986) and Oberbauer (2008). Additionally, this vegetation community exhibits some signs of physical modification by human activity, including areas that appear to have been previously graded/filled, presence of trash or debris, and non-native vegetation, and is therefore best described as Disturbed Coastal Scrub. This plant community is typically described as a soft chaparral community, as stems are “softer” when compared to those found on typical chaparral species. This vegetation community is typically found in shallow dry soils and lower elevations ranging from sea level to 1,800 feet. Dominant species of the Coastal Scrub vegetation community include coyote bush (*Baccharis pilularis*) and California buckwheat (*Eriogonum*

fasciculatum). This plant community is occasionally found along coasts near river mouths. (Oberbauer 2008). Disturbed Coastal Scrub is not considered a sensitive wetland/riparian or upland habitat by the City and falls under Habitat Group D (coastal California gnatcatcher-unoccupied coastal scrub).

Within the Survey Area, this community is restricted to approximately 0.130 acre located at the northeastern boundary of the Survey Area, east of the NCTD train tracks. The vegetation community is primarily dominated by the following native species: quailbush (*Atriplex lentiformis*), California buckwheat, and coyote bush, with occasional coastal goldenbush (*Isocoma menziesii*), and the following non-native species: short podded mustard (*Hirschfeldia incana*) and crown daisy (*Glebionis coronaria*). Vegetation density within this habitat type was variable, ranging from 25-percent to near 100-percent total ground cover in undisturbed areas. Some areas of disturbance included sparse paths through blocks of vegetation, animal- or man-made, that were nearly devoid of herbaceous species. Additionally, some trash and debris were present throughout this community.

4.3.3 Non-vegetated Channel (Holland Code 64200)

Within the Project Area, this vegetation community extends from the concrete energy dissipation apron (outflow end of the EWPCF flood control channel) eastward over the non-vegetated portions of the grouted rip rap bed. Variable water lines typically inhibit vegetation growth on a relatively permanent basis; although some vegetation may exist, it is usually less than 10% cover (Oberbauer 2008). Such areas, despite the presence of artificial structures or prevalence of non-native species, may be considered sensitive if determined to be USACE, CDFW, RWQCB, CCC or City wetlands. Non-vegetated Channel is considered a habitat associated with wetlands by the City and falls under Habitat Group Type A (flood channel).

A total of 0.082 acre of Non-vegetated Channel occurs within the Survey Area. This community is largely un-vegetated and inundated by water; however, where vegetation is present (along the outer fringes), the dominant species include California bulrush (*Schoenoplectus acutus*) and rough cocklebur (*Xanthium strumarium*). Additionally, anthropogenic disturbances, such as trash and debris, were present throughout this vegetation community.

4.3.4 Southern Willow Scrub (Holland Code 63320)

Southern willow scrub is a dense riparian community dominated by broad-leaved species such as willows (*Salix* spp.), often with scattered cottonwoods (*Populus* spp.) and sycamores (*Platanus* spp.). This vegetation community is typically found near stream channels where alluvium deposits during flood flows. Repeated flooding of these areas is also typical of this community, which prevents development of cottonwood and sycamore trees from maturing to a forest community. The high density of the cover provided by trees and shrubs typically prevents substantial understory development within this vegetation community. Southern Willow Scrub is considered a sensitive riparian habitat by the City and falls under Habitat Group A (riparian scrub).

A majority of the Project and Survey Area is represented by this community, primarily located west of the NCTD train tracks. A total of 1.144 acres of Southern Willow Scrub occurs within the Project and Survey Areas. Overall riparian canopy within this habitat was dense and dominated by arroyo willow (*Salix lasiolepis*) and mule fat (*Baccharis salicifolia*) with occasional large blue gum trees (*Eucalyptus globulus*) and stands of pampas grass (*Cortaderia selloana*). Where understory was present, the

vegetative cover ranged from light to moderate and was largely dominated by salt marsh fleabane (*Pluchea odorata*), rough cocklebur, horseweed (*Erigeron canadensis*) and bristly ox-tongue (*Helminthotheca echioides*). Trash and debris were also scattered throughout this vegetation community.

4.3.5 Urban/Developed (Holland Code 12000)

Urban/Developed areas within the Survey and Project Area are nearly or entirely devoid of native vegetation and show significant evidence of intentional, human-caused conversion of previously existing natural habitats into development. Developed land is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation. This vegetation community typically includes unvegetated or landscaped areas with a variety of ornamental (usually non-native) plants (Oberbauer 2008). Urban/Developed land use type is not considered a sensitive wetland/riparian or upland habitat by the City and falls under Habitat Group F (disturbed lands).

Within the Survey and Project Area, this community totals 0.378 acres of overall coverage. Developed areas within the Survey and Project Area primarily include the NCTD train tracks and its graded and/or gravel shoulders. This community is largely devoid of vegetation; however, sparsely vegetated areas within this community largely consist of non-native pampas grass and Russian thistle (*Salsola tragus*) recruits along NCTD train track shoulders. Overall, vegetative cover ranges from light to moderate with a relatively open canopy outside of larger landscaped trees.

4.4 Special-Status Species

A total of 33 special-status plant species, 30 special-status wildlife species, and 6 special-status vegetation community occurrences were found within a five-mile radius of the Project Area through the CNDDDB, and USFWS occurrence record review (Figures 2 and 3). These include the following:

Plants

- **San Diego thorn-mint** (*Acanthomintha ilicifolia*)
- **Nuttall's acmispon** (*Acmispon prostratus*)
- **California adolphia** (*Adolphia californica*)
- **Shaw's agave** (*Agave shawii* var. *shawii*)
- **Del Mar manzanita** (*Arctostaphylos glandulosa* ssp. *crassifolia*)
- **Coulter's saltbush** (*Atriplex coulteri*)
- **South coast saltscale** (*Atriplex pacifica*)
- **Encinitas baccharis** (*Baccharis vanessae*)
- **San Diego goldenstar** (*Bloomeria clevelandii*)
- **Thread-leaved brodiaea** (*Brodiaea filifolia*)
- **Orcutt's brodiaea** (*Brodiaea orcuttii*)
- **Wart-stemmed ceanothus** (*Ceanothus verucossus*)
- **Orcutt's pincushion** (*Chaenactis glabriuscula* var. *orcuttia*)
- **Summer holly** (*Comarostaphylis diversifolia* ssp. *diversifolia*)
- **Del Mar mesa sand aster** (*Corethrogyne filaginifolia* var. *linifolia*)
- **Wiggins' cryptantha** (*Cryptantha wigginsii*)
- **Blochman's dudleya** (*Dudleya blochmaniae* ssp. *blochmaniae*)

- **Sticky dudleya** (*Dudleya viscida*)
- **Palmer's goldenbush** (*Ericameria palmeri palmeri*)
- **San Diego button celery** (*Eryngium aristulatum* var. *parishii*)
- **Cliff spurge** (*Euphorbia misera*)
- **San Diego barrel cactus** (*Ferocactus viridescens*)
- **Orcutt's hazardia** (*Harzardia orcuttii*)
- **Decumbent goldenbush** (*Isocoma menziesii* var. *decumbens*)
- **San Diego marsh-elder** (*Iva hayesiana*)
- **Coulter's goldfields** (*Lasthenia glabrata* ssp. *coulteri*)
- **Sea dahlia** (*Leptosyne maritima*)
- **Little mousetail** (*Myosurus minimus* ssp. *apus*)
- **Spreading navarretia** (*Navarretia fossalis*)
- **Coast woolly-heads** (*Nemacaulis denudata* var. *denudate*)
- **California Orcutt grass** (*Orcuttia californica*)
- **Nuttall's scrub oak** (*Quercus dumosa*)
- **Estuary seablite** (*Suaeda esteroa*)

Wildlife

- **Crotch bumble bee** (*Bombus crotchii*)
- **Vernal pool fairy shrimp** (*Branchinecta lynchi*)
- **San Diego fairy shrimp** (*Branchinecta sandiegonensis*)
- **Riverside fairy shrimp** (*Streptocephalus wootoni*)
- **Tidewater goby** (*Eucyclogobius newberryi*)
- **Southern California legless lizard** (*Anniella stebbinsi*)
- **California glossy snake** (*Arizona elegans occidentalis*)
- **Orange-throated whiptail** (*Aspidoscelis hyperythra*)
- **Coast horned lizard** (*Phrynosoma blainvillii*)
- **Coast patch-nosed snake** (*Salvadora hexalepis virgultea*)
- **Southern California rufous-crowned sparrow** (*Aimophila ruficeps canescens*)
- **Coastal cactus wren** (*Campylorhynchus brunneicapillus sandiegonensis*)
- **Western snowy plover** (*Charadrius alexandrinus nivosus*)
- **White-tailed kite** (*Elanus leucurus*)
- **Southwestern willow flycatcher** (*Empidonax traillii extimus*)
- **Yellow-breasted chat** (*Icteria virens*)
- **Belding's savannah sparrow** (*Passerculus sandwichensis beldingii*)
- **White-faced ibis** (*Plegadis chihi*)
- **Coastal California gnatcatcher** (*Polioptila californica californica*)
- **Light-footed Ridgway's rail** (*Rallus longirostris levipes*)
- **Yellow warbler** (*Setophaga petechia brewsteri*)
- **California least tern** (*Sternula antillarum browni*)
- **Least Bell's vireo** (*Vireo bellii pusillus*)
- **Dulzura pocket mouse** (*Chaetodipus californicus femoralis*)
- **Northwestern San Diego pocket mouse** (*Chaetodipus fallax fallax*)
- **Mexican long-tongued bat** (*Choeronycteris mexicana*)
- **Western yellow bat** (*Lasiurus xanthinus*)
- **San Diego black-tailed jackrabbit** (*Lepus californicus bennettii*)

- **San Diego desert woodrat** (*Neotoma bryanti intermedia*)
- **Pocketed free-tailed bat** (*Nyctinomops femorosaccus*)

The results of the literature review were utilized during the biological resource survey conducted for this Project to ascertain presence/absence and potentials for occurrence (PFOs) of each species as it relates to Local, State, and Federal agencies and existing statutes and regulations. The habitat requirements, listing statuses and PFOs for each of these species are described below in Table 1.

4.4.1 Special-Status Plant Species

The CNDDDB documents 33 special-status plant species within a five-mile radius of the Survey Area; however, none of these species were documented within the Project Area. One plant species was determined to have a low potential to occur within the Survey Area: estuary seablite. The remaining 32 plant species are presumed absent and are not discussed further in this report. Each of these species, along with their listing statuses, relative abundances, habitat associations and general locations within the Survey Area, are described in Table 3, below. No HMP-covered, narrow endemic, federal or state-listed, or CNPS-listed plant species were observed within the Survey Area.

4.4.2 Special-Status Wildlife Species

The CNDDDB documents 30 special-status wildlife species within a five-mile radius of the Survey Area; one of these species were previously documented within the Project Area: least Bell's Vireo. Among invertebrate species, the total includes one insect, and three crustacean species. Among vertebrate species, the total includes one fish, five reptilian, 13 avian and seven mammalian species. A total of 11 wildlife species were determined to have a low potential to occur within the Survey Area. A total of seven wildlife species were determined to have a moderate potential to occur within the Survey Area. A total of two wildlife species were determined to have a high potential to occur within the Survey Area: yellow warbler and least Bell's vireo. The remaining 10 wildlife species are presumed absent and are not discussed further in this report. Each of these species, along with their listing statuses, relative abundances, habitat associations and general locations within the Survey Area, are described in Table 3, below. No HMP-covered, narrow endemic, federal or state-listed wildlife species were observed within the Survey Area.

4.5 Special-Status Vegetation Communities

A total of six special-status vegetation community (natural communities) occurrences were found within a five-mile radius of the Project Area through the CNDDDB review (Figure 3). These include the following:

Vegetation Communities

- **Southern Coastal Salt Marsh**
- **Southern Maritime Chaparral**
- **Southern Riparian Forest**
- **Southern Riparian Scrub**
- **Southern Sycamore Alder Riparian Woodland**
- **Southern Willow Scrub**

Of the six special-status vegetation communities documented to occur within a five-mile radius of the Project, only one was found within the Project and Survey Area, Southern Willow Scrub. A complete description of this vegetation community is provided above in Section 4.3.4. The CDFW ranks this vegetation community as S2, imperiled, in the State because of its rarity due to a very restricted range, very few populations, steep declines and/or other factors making it very vulnerable to extirpation from the State. Additionally, the City's HMP, and the City's Land Use Plan identify Southern Willow Scrub as a sensitive riparian habitat within the Coastal Zone.

In addition to the six special-status vegetation communities identified by the literature review, one additional vegetation community, Coastal Freshwater Marsh, is identified as sensitive wetland habitat within the Coastal Zone and covered under the City's HMP and Land Use Plan. This vegetation community was identified outside the Project Area but within the margins of the Survey Area. A complete description of this vegetation community is also provided above in section 4.3.1.

Table 1. Special-Status Species Potentials for Occurrence

PLANTS			
Species Name	Listing Status	Habitat Requirements ^{1, 2}	Potential for Occurrence
San Diego thorn-mint <i>Acanthomintha ilicifolia</i>	Federal: FT State: SE CRPR: 1B.1 City: List 2; Narrow Endemic	Annual herb. Chaparral, coastal scrub, valley and foothill grassland, vernal pools. Endemic to active vertisol clay soils of mesas and valleys. Usually on clay lenses within grassland or chap communities. Blooms: Apr-Jun Elevation: 30-3,150 feet	Presumed Absent. Suitable habitat components do not occur within the Project Area. Additionally, known occurrences are separated from the Project Area.
Nuttall's acmispon <i>Acmispon prostratus</i>	Federal: None State: None CRPR: 1B.2 City: None	Annual herb. Coastal strand, coastal sage scrub, coastal dunes. Occurs in wetlands in another region but occurs almost always under natural conditions in California. Exhibits low water tolerance. Blooms: Mar-Jun Elevation: 0-20 feet	Presumed Absent. Although known occurrences exist within the vicinity of the Project Area, suitable habitat components do not occur within the Project and Survey Area.

<p>California adolphia <i>Adolphia californica</i></p>	<p>Federal: None State: None CRPR: 2B.1 City: None</p>	<p>Perennial deciduous shrub. Chaparral, coastal sage scrub, valley and foothill grassland. From sandy/gravelly to clay soils within grassland, coastal sage scrub, or chaparral; various exposures.</p> <p>Blooms: Dec-May Elevation: 50- 985 feet</p>	<p>Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, a thorough survey was completed within this area, where this perennial species would have been readily detected if present.</p>
<p>Shaw's agave <i>Agave shawii</i> var. <i>shawii</i></p>	<p>Federal: None State: None CRPR: 2B.1 City: None</p>	<p>Perennial, succulent shrub found along the coastal strand in coastal sage scrub habitats on bluffs, hillsides and mesas. Features a striking inflorescence on a tall stalk that grows from thick, toothy leaves arranged in attractive rosettes.</p> <p>Blooms: Sep-Mar (May) Elevation: <165 feet</p>	<p>Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, a thorough survey was completed within this area, where this perennial species would have been readily detected if present.</p>
<p>Del Mar manzanita <i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i></p>	<p>Federal: FE State: None CRPR: 1B.1 City: List 3; Narrow Endemic</p>	<p>Perennial evergreen shrub. Chaparral, closed-cone coniferous forest. Sandy coastal mesas and ocean bluffs; in chaparral or Torrey pine forest.</p> <p>Blooms: Dec-Jun Elevation: 0-1,200 feet</p>	<p>Presumed Absent. Suitable vegetation communities do not occur within the Project Area. Additionally, known occurrences are separated from the Project Area.</p>
<p>Coulter's saltbush <i>Atriplex coulteri</i></p>	<p>Federal: None State: None CRPR: 1B.2 City: None</p>	<p>This perennial herb prefers alkaline or clay soils. Found in coastal bluff scrub, coastal dunes, coastal scrub,</p>	<p>Presumed Absent. Marginally suitable habitat is present however is restricted to the small area of Disturbed Coastal Scrub</p>

		valley and foothill grassland. Blooms: Mar-Oct Elevation: 0-2,800 feet	habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Project Area.
South coast saltscare <i>Atriplex pacifica</i>	Federal: None State: None CRPR: 1B.2 City: None	Annual herb. Coastal scrub, coastal bluff scrub, playas, chenopod scrub. Alkali soils. Blooms: Mar-Oct Elevation: 3-1,640 feet	Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area.
Encinitas baccharis <i>Baccharis vanessae</i>	Federal: FT State: SE CRPR: 1B.1 City: List 3; Narrow Endemic	Perennial deciduous shrub typically occurring on steep slopes of sandstone substrates in maritime chaparral and cismontane woodlands. On sandstone soils in steep, open, rocky areas with chaparral associates. Encinitas baccharis is known to occur only in San Diego County, California, and may be extirpated entirely from the Encinitas area. Blooms: Aug-Nov Elevation: 195-2360 feet	Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Project Area.
San Diego goldenstar <i>Bloomeria clevelandii</i>	Federal: None State: None CRPR: 1B.1 City: Narrow Endemic	Perennial bulbiferous herb found in coastal scrub, chaparral, vernal pools and mesa grasslands in association with clay soils. Blooms: Apr-May Elevation: 165-3575 feet	Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Project Area.

<p>Thread-leaved brodiaea <i>Brodiaea filifolia</i></p>	<p>Federal: FT State: SE CRPR: 1B.1 City: Covered; Narrow Endemic</p>	<p>Perennial bulbiferous herb. Often found in clay soils in chaparral openings, cismontane woodland, coastal scrub, playas, valley and foothill grassland and vernal pool communities.</p> <p>Blooms: Mar-Jun Elevation: 80-3,675 feet</p>	<p>Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Project Area.</p>
<p>Orcutt's brodiaea <i>Brodiaea orcuttii</i></p>	<p>Federal: None State: None CRPR: 1B.1 City: Narrow Endemic</p>	<p>Perennial bulbiferous herb occurring in mesic clay soils in native grasslands often associating with vernal pools. This plant is also known to occur in closed-on coniferous forests, chaparral, cis-montane woodland, meadows and seeps, and along stream courses at higher elevations.</p> <p>Blooms: May-Jul Elevation: 98-5,551 feet</p>	<p>Presumed Absent. Although known occurrences exist within the vicinity of the Survey Area, suitable habitat components do not occur within the Project and Survey Area.</p>
<p>Wart-stemmed ceanothus <i>Ceanothus verrucosus</i></p>	<p>Federal: None State: None CRPR: 2B.2 City: List 2</p>	<p>Perennial, medium-to large-sized evergreen shrub found in chaparral habitats, often near the coast, occasionally on rocky slopes. Flowers abundantly with small white flowers.</p> <p>Blooms: Jan-Apr Elevation: 3-1245 feet</p>	<p>Presumed Absent. Although known occurrences exist within the vicinity of the Project Area, suitable habitat components do not occur within the Project and Survey Area.</p>
<p>Orcutt's pincushion <i>Chaenactis glabriuscula</i> var. <i>orcuttia</i></p>	<p>Federal: None State: None CRPR: 1B.1 City:</p>	<p>Small, annual yellow-flowering herb found on coastal dunes and bluffs.</p> <p>Blooms: (Jan) May-Jun (Aug) Elevation: 10- 330 feet</p>	<p>Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Project Area.</p>



<p>Summer holly <i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i></p>	<p>Federal: None State: None CRPR: 1B.2 City: List 3</p>	<p>Perennial, medium-to large-sized evergreen shrub. Found in chaparral habitats, often near the coast. Features bright red fruits and grayish twigs with bark that shreds.</p> <p>Blooms: (Apr) May-Jun (Jul) Elevation: 100-2,590 feet</p>	<p>Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Project Area.</p>
<p>Del Mar mesa sand aster <i>Corethrogyne filaginifolia</i> var. <i>linifolia</i></p>	<p>Federal: None State: None CRPR: 1B.1 City: List 3; Narrow Endemic</p>	<p>Endemic perennial herb found in coastal sage scrub, coastal bluff scrub, and maritime chaparral of San Diego County. Foliage and stems are typically gray-green and puberulent to hairy.</p> <p>Blooms: Mar-Sep Elevation: 0-490 feet</p>	<p>Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. However, a thorough survey was completed within this area, where the species would have been readily detected if present. Additionally, known occurrences are separated from the Project Area.</p>
<p>Wiggins' cryptantha <i>Cryptantha wigginsii</i></p>	<p>Federal: None State: None CRPR: 1B.2 City: None</p>	<p>Annual, low-growing, white-flowered herb that occurs on clay soils in coastal sage scrub habitats.</p> <p>Blooms: Feb-Jun Elevation: 65-902 feet</p>	<p>Presumed Absent. As this is an annual herb, this species may not have been detectable during the time of the survey. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Project Area.</p>
<p>Blochman's dudleya</p>	<p>Federal: None State: None</p>	<p>Perennial herb. Coastal scrub, coastal bluff scrub, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil.</p>	<p>Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project</p>

<p><i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i></p>	<p>CRPR: 1B.1 City: Narrow Endemic</p>	<p>Blooms: Apr-Jun Elevation: 15-1,475 feet</p>	<p>Area. However, a thorough survey was completed within this area, where the species would have been readily detected if present. Additionally, known occurrences are separated from the Project Area.</p>
<p>Sticky dudleya <i>Dudleya viscida</i></p>	<p>Federal: None State: None CRPR: 1B.2 City: List 2</p>	<p>Perennial, low-growing succulent found in chaparral and coastal sage scrub habitats, often associated with bluffs and rocky cliffs. Blooms: May-Jun Elevation: 20-2,169 feet</p>	<p>Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. However, a thorough survey was completed within this area, where the species would have been readily detected if present. Additionally, known occurrences are separated from the Project Area.</p>
<p>Palmer's goldenbush <i>Ericameria palmeri</i></p>	<p>Federal: None State: None CRPR: 1B.1 City: None</p>	<p>A perennial evergreen shrub species occurring in mesic soils in chaparral and coastal scrub habitats. Also, occurring on granitic soils, on steep hillsides. Blooms: (Jul) Sep-Nov Elevation: 65-2,460 feet</p>	<p>Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. However, a thorough survey was completed within this area, where the species would have been readily detected if present. Additionally, known occurrences are separated from the Project Area.</p>
<p>San Diego button celery <i>Eryngium aristulatum</i> var. <i>parishii</i></p>	<p>Federal: FE State: SE CRPR: 1B.1 City: List 3; Narrow Endemic</p>	<p>Annual/perennial herb. Vernal pools, coastal scrub, valley and foothill grassland. San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded</p>	<p>Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, no suitable habitat is present within the Survey Area or Project Area.</p>

		by scrub. Blooms: Apr-Jun Elevation: 65-2,035 feet	
Cliff spurge <i>Euphorbia misera</i>	Federal: None State: None CRPR: 2B.2 City: Covered	Shrub that occurs in close proximity to the coast within bluff scrub, coastal sage scrub, and maritime succulent scrub communities. Prefers sandy/rocky soils. Blooms: Dec-Aug Elevation: 0-1,640 feet	Presumed Absent. Known occurrences exist within the vicinity of the Survey Area. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, a thorough survey was completed within this area, where this highly conspicuous species would have been readily detected.
San Diego barrel cactus <i>Ferocactus viridescens</i>	Federal: None State: None CRPR: 2B.1 City: List 2	Perennial stem succulent found in coastal sage scrub, valley and foothill grassland, and chaparral, habitats. Blooms: May-Jun Elevation: 9-1,590 feet	Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, a thorough survey was completed within this area, where this highly conspicuous species would have been readily detected if present. Lastly, known occurrences are separated from the Project Area.
Orcutt's hazardia <i>Harzardia orcuttii</i>	Federal: None State: SE CRPR: 1B.1 City: Covered; Narrow Endemic	Shrub occurring in chaparral, coastal sage scrub habitats. Low water tolerance. Blooms: Aug-Oct. Elevation: 19-330 feet	Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. However, a thorough survey was completed

			within this area, where the species would have been readily detected if present. Additionally, known occurrences are separated from the Project Area.
<p>Decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i></p>	<p>Federal: None State: None CRPR: 1B.2 City: None</p>	<p>Perennial shrub. Sandy soils in coastal scrub, chaparral, landward side of dunes, hillsides and arroyos.</p> <p>Blooms: Jul-Nov Elevation: 0-2,985 feet</p>	<p>Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. However, a thorough survey was completed within this area, where the species would have been readily detected if present. Additionally, known occurrences are separated from the Project Area.</p>
<p>San Diego marsh-elder <i>Iva hayesiana</i></p>	<p>Federal: None State: None CRPR: 2B.2 City: List 3</p>	<p>Perennial herb. Found in wetland flats including marshes, swamps, playas, and river washes.</p> <p>Blooms Apr-Oct Elevation: 30-1,640 feet</p>	<p>Presumed Absent. Suitable habitat is present within the Project Area. Additionally, known occurrences exist within vicinity of the Project Area. However, a complete and thorough survey was conducted within the Project Area; in which this highly conspicuous perennial herb would have been readily detected if present.</p>
<p>Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i></p>	<p>Federal: None State: None CRPR: 1B.1 City: None</p>	<p>Small, annual yellow-flowering herb typically occurs in alkali scrub, alkali playas, vernal pool, alkali grasslands, and coastal salt marshes.</p> <p>Blooms: Feb-Jun Elevation: 3-4,000 feet</p>	<p>Presumed Absent. As this is an annual herb, this species may not have been detectable during the time of the survey. Suitable soils are generally not present. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey</p>

			Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Project Area.
<p>Sea dahlia <i>Leptosyne maritima</i></p>	<p>Federal: None State: None CRPR: 2B.2 City: None</p>	<p>Perennial, yellow-flowering herb found along the coastal strand on sea bluffs and dunes and in coastal sage scrub habitats. Prefers sand or sandstone soils.</p> <p>Blooms: (Feb) Mar-May (Jun) Elevation: <430 feet</p>	<p>Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area.</p>
<p>Little mousetail <i>Myosurus minimus ssp. apus</i></p>	<p>Federal: None State: None CRPR: 3.1 City: List 3; Narrow Endemic</p>	<p>An annual herb usually found in grasslands, coastal sage scrub, wetland-riparian, vernal pools.</p> <p>This subspecies has taxonomic problems; distinguishing between this and <i>M. sessilis</i> is difficult. Hybrid? Alkaline soils.</p> <p>Blooms: Mar-Jun Elevation: 65 – 2,100 feet</p>	<p>Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, marginally suitable habitat is restricted to small portions of the Survey Area that are geographically separated from the Project Area.</p>
<p>Spreading navarretia <i>Navarretia fossalis</i></p>	<p>Federal: FT State: None CRPR: 1B.1 City: List 3; Narrow Endemic</p>	<p>Annual herb that occurs in vernal pools and depressions and ditches in areas that once supported vernal pools in saline and alkaline soils. Typically found in chenopod scrub, marshes and swamps (assorted shallow freshwater), and playas.</p> <p>Blooms: Apr-Jun Elevation: 100-2180 feet</p>	<p>Presumed Absent. Known occurrences exist within the vicinity of the Project Area. However, marginally suitable habitat is restricted to the small area of Coastal Freshwater Marsh habitat within the Survey Area and geographically separated from the Project Area.</p>

Coast woolly-heads <i>Nemacaulis denudata</i> var. <i>denudata</i>	Federal: None State: None CRPR: 1B.2 City: None	Annual herb found on coastal dunes and beaches. Blooms: Mar-Aug Elevation: 0-330 feet	Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Project Area.
California Orcutt grass <i>Orcuttia californica</i>	Federal: FE State: SE CRPR: 1B.1 City: List 3; Narrow Endemic	Annual herb that occurs in alkaline soils and southern basaltic claypan, vernal pools. Blooms: Apr-Jun Elevation: 49-2165 feet	Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Project Area.
Nuttall's scrub oak <i>Quercus dumosa</i>	Federal: None State: None CRPR: 1B.1 City: Covered	Perennial, evergreen shrub found in chaparral, coastal sage scrub and sandstone habitats. Prefers sandy soils, sometimes on clay loam. Blooms: Feb-Mar (Aug) Elevation: 49-4035 feet	Presumed Absent. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. However, a thorough survey was completed within this area, where the species would have been readily detected. Additionally, known occurrences are separated from the Project Area.
Estuary seablite <i>Suaeda esteroa</i>	Federal: None State: None CRPR: 1B.2 City: None	Perennial herb. Coastal salt marshes, swamps, bluffs, margins of coastal salt marshes, in clay, silt and sand substrates. Blooms: May-Jun Elevation: 0-15 feet	Low Potential. Marginally suitable habitat is restricted to the small area of Coastal Freshwater Marsh habitat within the Survey Area and separated from the Project Area. Additionally, known occurrences are separated from the Project Area.
WILDLIFE			
Species Name	Listing Status	Habitat Requirements ²	Potential for Occurrence
INVERTEBRATES			

<p>Crotch bumble bee <i>Bombus crotchii</i></p>	<p>Federal: None State: SCE City: None</p>	<p>Occurs in southern California in coastal areas, inhabiting grassland and scrub areas, requiring a hotter and drier environment than other bumblebee species, and tolerates a very narrow range of climatic conditions. Nesting is underground, often in abandoned rodent dens. The overwintering habitat of this bumblebee is not well-known, but is generally thought to be under leaf litter or soft soil. This species is non-migratory. Prefers milkweed, but also uses dustymaidens, lupines, medics, phacelias, and sages. It also feeds on snapdragons, <i>clarkia</i> plants, poppies, and wild buckwheat species. Characterized as a dietary generalist.</p>	<p>Low Potential. Although known occurrences exist within the vicinity of the Survey Area. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area. Habitat components within the majority of the Project and Survey Area do not provide seasonally varied blooming periods capable of supporting the young queens in the early phases of the colony's life cycle.</p>
<p>Vernal pool fairy shrimp <i>Branchinecta lynchi</i></p>	<p>Federal: FT State: None City: None</p>	<p>Endemic to the grasslands of the Central Valley, Central Coast mountains and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.</p>	<p>Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>San Diego fairy shrimp <i>Branchinecta sandiegonensis</i></p>	<p>Federal: FE State: None City: List 3; Narrow Endemic</p>	<p>This species is associated with vernal pools and other seasonally ponded areas that become inundated during the rainy season, typically November through March. The species lays eggs which</p>	<p>Presumed Absent. Although known occurrences exist within the vicinity of the Survey Area, suitable habitat components do not occur within the Project and Survey Area.</p>

		tolerate prolonged periods of drought, hatching during periods of inundation, and completing a life cycle within 7 to 14 days from hatch to maturity. Suitable habitat for the species includes short duration cold-water pools with as little as 2 inches of water depth following rainfall and may include man-made features such as road ruts.	
Riverside fairy shrimp <i>Streptocephalus wootoni</i>	Federal: FE State: None City: List 3; Narrow Endemic	Restricted to deep seasonal vernal pools, vernal pool like ephemeral ponds, and stock ponds and other human modified depressions (TLMA 2004). Riverside fairy shrimp prefer warm-water pools that have low to moderate dissolved solids, are less predictable, and remained filled for extended periods of time (Eriksen and Belk 1999). In Riverside County, Riverside fairy shrimp have been found in pools formed over the following soils: Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils (U.S. Fish and Wildlife Service 2001).	Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.
VERTEBRATES			
Fish			
Tidewater goby <i>Eucyclogobius newberryi</i>	Federal: FE State: None City: None	Brackish water habitats along the California coast from the Agua Hedionda Lagoon in San Diego County to the mouth of the Smith River. Found in	Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are

		shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.	separated from the Survey Area.
Reptiles			
Southern California legless lizard <i>Anniella stebbinsi</i> (formerly <i>Anniella pulchra pulchra</i>)	Federal: None State: None; CDFW-SSC City: None	Occurs in moist, loose soils with some plant cover in coastal sand dunes, suburban gardens, chaparral, pine-oak woodlands, stream terraces with sycamores, cottonwoods, or oaks, oak woodlands, Joshua/juniper woodland, mixed conifer forest, desert scrub, sandy washes, and alluvial fans.	Moderate Potential. Although known occurrences are separated from the Survey Area, suitable habitat is present within the Project and adjacent Survey Area.
California glossy snake <i>Arizona elegans occidentalis</i>	Federal: None State: None; CDFW-SSC City: None	This nocturnal species inhabits a variety of grassland, sage scrub, dry wash and chaparral habitats from sea level to over 7,000 feet in elevation. Tends to prefer sandy, loose soils. It remains in its burrow by day.	Moderate Potential. Although known occurrences are separated from the Survey Area, suitable habitat is present within the Project and adjacent Survey Area.
Orange-throated whiptail <i>Aspidoscelis hyperythra</i>	Federal: None State: None City: Covered	Found in chaparral and coastal sage scrub with coarse sandy soils and scattered brush. Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants are necessary for its major food source - termites.	Low Potential. Suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Survey Area.

<p>Coast horned lizard <i>Phrynosoma blainvillii</i> (formerly <i>Phrynosoma coronatum blainvillei</i>)</p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Occurs widely in sage scrub, woodlands, grasslands and chaparral communities within microhabitats of loose granitic soils and open areas for sunning and foraging. This species is commonly associated with the presence of native harvester ants.</p>	<p>Low Potential. Suitable habitat quality is low and restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>Coast patch-nosed snake <i>Salvadora hexalepis virgulata</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides and plains. Require small mammal burrows for refuge and overwintering sites.</p>	<p>Low Potential. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Survey Area.</p>
Birds			
<p>Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i></p>	<p>Federal: None State: None; CDFW-WL City: Covered</p>	<p>Found in coastal lowlands and foothills in sage scrub, open or burned chaparral, and grassland with scattered shrubs. Typical habitat is fairly steep south-facing slopes with about 50% cover of low shrubs. Sage scrub on gentle rolling hillsides is even more favorable but now greatly reduced and fragmented.</p>	<p>Low Potential. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area, and geographically separated from the Project Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegensis</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Found in southern California coastal sage succulent scrub. Wrens require tall opuntia cactus for nesting and roosting.</p>	<p>Presumed Absent. Suitable habitat components for nesting do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>

<p>Western snowy plover <i>Charadrius alexandrinus nivosus</i> (nesting)</p>	<p>Federal: FT State: None; CDFW-SSC City: Covered</p>	<p>Breeds above the high tide line on coastal beaches, sand splits, dune-backed beaches sparsely vegetated dunes, beaches at creek and river mouths and salt pans at lagoons and estuaries.</p>	<p>Presumed Absent. Suitable habitat components do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>White-tailed kite <i>Elanus leucurus</i> (formerly <i>Elanus caeruleus</i>) (nesting)</p>	<p>Federal: None State: None; CDFW-FP City: None</p>	<p>Typically found in savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields. Kites typically nest in the upper third of trees that may be 10–160 feet tall. These can be open-country trees growing in isolation, or at the edge of or within a forest.</p>	<p>Moderate Potential. Although known occurrences are separated from the Survey Area, marginally suitable habitat components for nesting occur within the Project and Survey Area. Additionally, suitable foraging habitats occur within and adjacent to the Survey Area.</p>
<p>Southwestern willow flycatcher <i>Empidonax traillii extimus</i> (nesting)</p>	<p>Federal: FE State: SE City: Covered</p>	<p>Restricted to riparian woodlands along streams and rivers with mature, dense stands of willows, cottonwoods, or smaller spring fed or boggy areas with willows or alders, plus adjacent open areas for foraging.</p>	<p>Low Potential. Suitable habitat components are low for nesting to occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>Yellow-breasted chat <i>Icteria virens</i> (nesting)</p>	<p>Federal: None State: None; CDFW-SSC City: Covered</p>	<p>This migratory species utilizes riparian woodlands, riparian scrub and tall, dense vegetation adjacent to riparian and wetland systems for nesting and foraging purposes.</p>	<p>Moderate Potential. Although known occurrences are separated from the Survey Area, marginally suitable habitat components for nesting occur within the Project and Survey Area.</p>
<p>Belding’s savannah sparrow <i>Passerculus sandwichensis beldingii</i></p>	<p>Federal: None State: SE City: Covered</p>	<p>This non-migratory subspecies is narrowly restricted to coastal marshes dominated by pickleweed.</p>	<p>Presumed Absent. Suitable habitat quality is not present within the Survey Area or Project Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>White-faced ibis <i>Plegadis chihi</i></p>	<p>Federal: None</p>	<p>Prefers marsh habitat but can frequently be</p>	<p>Moderate Potential. Marginally suitable foraging</p>

(nesting colony)	State: None; CDFW-WL City: Covered	observed foraging in flooded agricultural fields. Feeds on aquatic insects and their larvae, as well as those living in damp soil. Eats many crayfish and earthworms. Also eats frogs, snails, small fish, leeches and spiders.	habitat is present within the Project and Survey Area. Additionally, known occurrences exist within the vicinity of the Survey Area. Suitable nesting habitat however is restricted to the small area of Coastal Freshwater Marsh habitat within the Survey Area.
Coastal California gnatcatcher <i>Polioptila californica californica</i>	Federal: None State: None; CDFW-SSC City: Covered	Resident species occupying coastal sage scrub, maritime scrub, and coastal sage-chaparral mixed scrub communities. This species is strongly associated with California sagebrush (<i>Artemisia californica</i>) and generally occupies habitat with openings in canopy cover and moderate shrub height.	Low Potential. Although, known occurrences exist within vicinity of the Survey Area, marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area that is geographically separated from the Project Area.
Light-footed Ridgway's rail (formerly Light-footed Clapper Rail) <i>Rallus longirostris levipes</i>	Federal: FE State: SE; CDFW-FP City: Covered	Occurs in emergent wetlands and brackish wetland areas often dominated by cattails, bulrush and/or cordgrass.	Moderate Potential. Although known occurrences exist within vicinity of the Survey Area, suitable habitat is restricted to the small area of Coastal Freshwater Marsh habitat within the Survey Area. Suitable habitat does not exist within the Project Area or the majority of the Survey Area.
Yellow warbler <i>Setophaga petechia brewsteri</i> (formerly <i>Dendroica petechia brewsteri</i>) (nesting)	Federal: None State: None; CDFW-SSC City: None	Breeds in shrubby thickets and woods, particularly along watercourses and in wetlands.	High Potential. Although known occurrences are separated from the Survey Area, suitable habitat components occur within a majority of the Project and Survey Area.
California least tern <i>Sternula antillarum browni</i> (formerly	Federal: FE State: SE; CDFW-FP	Nests on exposed sandy or gravelly beaches and tidal flats around bays of the	Presumed Absent. Suitable habitat components for foraging

<p><i>Sterna antillarum browni</i>)</p>	<p>City: Covered</p>	<p>Pacific Ocean, usually among sparse vegetation. May also nest on man-made substrates, such as airport islands, that mimic natural qualities. Forages near shore in the ocean, as well as bays and estuary mouths.</p>	<p>and nesting do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>Least Bell's vireo <i>Vireo bellii pusillus</i></p>	<p>Federal: FE State: SE City: Covered</p>	<p>Occupies riparian habitats that typically feature dense cover within 1-2 meters of the ground and a dense, stratified canopy. It inhabits low, dense riparian growth along water or along dry parts of intermittent streams. Primarily associated with willows and mule fat. Summer resident.</p>	<p>High Potential. Known occurrences exist within the Project Area. Additionally, suitable habitat components occur within a majority of the Project and Survey Area.</p>
<p>Mammals</p>			
<p>Dulzura pocket mouse <i>Chaetodipus californicus femoralis</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Found in foothills, mountains, and a short distance into the desert slopes. Prefers gravelly substrates with good sun exposure, usually in or near chaparral, but also in coastal sage scrub, oak woodland, or at the edges of grasslands.</p>	<p>Presumed Absent. Suitable habitat components for foraging and nesting do not occur within the Project and Survey Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>Northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Prefers loose, sandy, and gravelly soils, or mixed rocks, on moderate to steep rocky slopes with nearby shrubs. Habitats include coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper and annual grassland. Known range extends north to the San</p>	<p>Low Potential. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Survey Area.</p>

		Bernardino and San Gabriel mountains, east to the San Jacinto Mountains, and south into Baja California.	
<p>Mexican long-tongued bat <i>Choeronycteris mexicana</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>This bat occurs in a variety of habitats, including thorn scrub, Palo Verde-saguaro desert, semi-desert grassland, oak woodland and tropical deciduous forests. In the southwestern United States, <i>Choeronycteris</i> is typically observed in oak-conifer woodlands and semi desert grasslands. Primary forages on nectar and pollen of night blooming flowers such as agaves and cacti, or even hummingbird feeders, along with incidental insects. Prefers to roost in caves, mines, rock crevices, underexposed roots, and in buildings. In San Diego, it has been found only in man-made structures.</p>	<p>Presumed absent. Although known occurrences exist within the vicinity of the Survey Area, suitable roosting and foraging habitat is largely absent from the Project and Survey Area, and no nectar sources are present.</p>
<p>Western yellow bat <i>Lasiurus xanthinus</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Roosts are commonly in palm trees and occasionally in cottonwood trees or yuccas, often near surface water in open grassy areas or scrub habitat. Forages over water and among trees in coastal, foothill, and desert riparian areas, and in suburban neighborhoods.</p>	<p>Moderate Potential. Known occurrences exist within the vicinity of the Survey Area. Suitable foraging habitat occurs within the Project and Survey Area. Suitable roosting habitat is marginal within the Project and Survey Area; however, suitable palm trees are within flying distance of the Survey Area.</p>
<p>San Diego black-tailed jackrabbit <i>Lepus californicus</i></p>	<p>Federal: None State: None; CDFW-SSC</p>	<p>Found in a variety of relatively open habitats with mixtures of shrubs,</p>	<p>Low Potential. Marginally suitable habitat is restricted to the small area</p>



<p><i>bennettii</i></p>	<p>City: None</p>	<p>grasses and forbs, including sage scrub, grasslands, chaparral, open oak woodlands, and others. Requires shrubs or small trees for shelter, nesting and thermal respite, and open areas for foraging. Prefers mosaics of grassland and shrubland.</p>	<p>of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>San Diego desert woodrat <i>Neotoma bryanti intermedia</i> (formerly <i>Neotoma lepida intermedia</i>)</p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Usually occurs around large boulder outcrops in coastal sage scrub and chaparral from sea level to pinyon-juniper woodland (but not coniferous forest) at higher elevations, and desert scrub.</p>	<p>Low Potential. Marginally suitable habitat is restricted to the small area of Disturbed Coastal Scrub habitat within the Survey Area and geographically separated from the Project Area. Additionally, known occurrences are separated from the Survey Area.</p>
<p>Pocketed free-tailed bat <i>Nyctinomops femorosaccus</i></p>	<p>Federal: None State: None; CDFW-SSC City: None</p>	<p>Colonial species that roosts primarily in crevices in steep rugged cliffs, high rocky outcrops and slopes; it is readily found in abandoned quarries. May also roost in buildings, caves, and under roof tiles. It has been found in a wide variety of plant associations, including riparian, oak woodland, coniferous forest, open meadow and grassland, and coastal and desert scrublands, including over scrubby ridges, reservoirs, ponds, wetlands, and artificial lights.</p>	<p>Low Potential. Suitable foraging habitat occurs within the Project and Survey Area. However, known occurrences are separate from the Survey Area. Additionally, suitable roosting habitat does not occur within the Project and Survey Area.</p>

Notes

¹Plant bloom period months in parentheses are extreme beginnings/endings known to occur on occasion, usually in very wet or dry years. Months not in parentheses are the typical bloom period.

²Only habitat requirements for the species range in California are listed here.

4.6 Jurisdictional Waters

The literature review and biological resource survey identified waters which likely fall under the jurisdiction of USACE, RWQCB, CCC and CDFW. A jurisdictional delineation was performed to determine if specific areas of the Project site meet either 1) criteria to be considered a relatively permanent water (RPW) or tributary of a traditional navigable waters (TNW) meeting significant nexus standards to fall under the jurisdiction of the USACE, RWQCB and/or CDFW as a non-wetland water and streambed, 2) meet the three-parameter criteria of a wetland to fall under the jurisdiction of the USACE, RWQCB and/or CDFW as wetland areas, or 3) exhibit habitat characteristics of wetland or riparian area which meet CCC and/or City criteria for jurisdictional wetland areas or CDFW criteria for riparian habitat adjacent to streambed areas. The jurisdictional delineation identified potentially jurisdictional areas occurring within the Project and Survey Area that are summarized in Table 2, below. Complete details are discussed in the JDR (Blackhawk 2020), included as Appendix D to this report.

Table 2. Likely Jurisdictional Waters Within the Project Area

Jurisdictional Waters	Acres (Linear Feet)
Likely USACE Jurisdiction	
Wetland Waters of the U.S.	0.104 (38)
Non-Wetland Waters of the U.S.	0.082 (52)
Likely USACE Total Jurisdiction	0.186 (90)
Likely RWQCB Jurisdiction	
Wetland Waters of the State	0.104 (38)
Non-Wetland Waters of the State	0.082 (52)
Likely RWQCB Total Jurisdiction	0.186 (90)
Likely CDFW Jurisdiction	
Riparian Only	0.104 (38)
Streambed (Bank-to-Bank)	0.082 (52)
Likely CDFW Total Jurisdiction	0.186 (90)
Likely CCC/City Jurisdiction	
Palustrine Wetland	0.104 (38)
Riverine	0.082 (52)
Likely CCC/City Total Jurisdiction	0.186 (90)

5.0 PROJECT IMPACTS - THRESHOLDS OF SIGNIFICANCE, DIRECT/INDIRECT IMPACTS & TEMPORARY/ PERMANENT IMPACTS

This section of the report includes a discussion of the potential direct, indirect, and cumulative impacts to onsite special-status biological resources that may result upon the construction and implementation of the Project. Direct impacts include those involving the loss, alteration, and/or disturbance of plant communities, and consequently, the flora and fauna of the affected area. Direct impacts also include the destruction of individual plants and/or wildlife. Direct impacts may adversely affect regional populations of certain species, or result in isolated populations, reducing genetic diversity and range-wide population stability; conversely, direct impacts may also have intended or unintended positive effects in some cases.

Indirect impacts include a variety of effects related to areas or habitats that are not directly removed by Project development, such as loss of foraging habitat, increased ambient noise, artificial light, introduced predators (e.g., domestic cats, dogs and other non-native animals), competition with exotic plants and animals, increased human presence and associated disturbances (e.g., trash, green waste, physical intrusion). Indirect impacts may include long and/or short-term daily activities associated with Project build-out, such as increased traffic, permanent barriers or fences, buildings, exotic seed-bearing ornamental plantings, irrigated landscapes and human presence, among others. These types of impacts are known as edge effects and over time, may result in some encroachment on native plants by exotic plants, altered behavioral wildlife patterns, reduced wildlife diversity, and decreased wildlife abundance in habitats adjacent to a given project site. However, as is the case with direct impacts, indirect impacts may also have intended or unintended positive effects for certain species.

The potential for significant adverse effects, either directly or indirectly through habitat modification or conversion, on any special-status vegetation community, plant species or wildlife species, or that could occur as a result of the development of this Project is discussed within this section.

5.1 Project Impacts

This section provides definitions and discussion of the various Project-related impacts that are anticipated to occur.

5.1.1 Habitat Impacts

Construction of the proposed Project will result in permanent habitat loss and short-term disturbances associated with annual maintenance of the EWA flood control channel rip rap bed within the Project Area. Maintenance activities, including removal of debris, sediment and vegetation within the Project Area, account for the only permanent impacts of the Project. These include all areas proposed for ground disturbance, grubbing, clearing and dredging.

The Project would include permanent impacts associated with the existing footprint of the flood control channel rip rap area. This area is shown in Figure 4 as "Permanent Impact Area". Temporary impact areas will include a dewatering/settling area (with sandbag barrier), temporary sediment stockpiling and spreading areas outside the Survey Area, but within the EWPCF and South Parcel, discussed in the 2017 BRA. For the purpose of impacts analysis, use of temporary impact areas described above are

not considered new impacts, as they are currently authorized under RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044; these areas are identified in Figures 2 and 3 of the 2017 BRA.

The estimated acreages of proposed impacts resulting from maintenance as described above are summarized in Table 3.

Table 3. Summary of Proposed Project Impacts to Vegetation Communities/Land Use Types

Vegetation Community/ Land Use Type	Impact	
	Temporary (Acres)	Permanent (Acres)
<i>Disturbed Coastal Scrub</i>	0	0
Subtotals: HMP Habitat Group D	0	0
<i>Urban/Developed</i>	0	0.007
<i>Non-vegetated Channel</i>	0	0.046
Subtotals: HMP Habitat Group F	0	0
<i>Coastal Freshwater Marsh</i>	0	0
<i>Southern Willow Scrub</i>	0	0.104
TOTAL	0	0.157

5.1.2 Construction-Related Impacts

Short-term (Temporary) Construction-Related Direct Impacts

Potential direct impacts to special-status biological resources, absent mitigation measures, which may occur as a result of construction of the proposed Project, include wildlife entrapment, killed or injured wildlife, and unauthorized grading or vegetation removal. These activities have the potential to occur for any number of reasons, including lack or absence of Project design staking, inadequate or unmaintained demarcation of proposed impacts areas, misinterpretation of Project designs, and human error in operating equipment. Dependent on construction methodology and sequencing, impacts resulting from wildlife entrapment may occur at any Project site where excavations remain open and un-sealed for extended periods. Wildlife injuries and mortalities have the potential to occur as a result of any of the previously discussed reasons but are also an inherent risk when working in proximity to undisturbed areas during activities such as initial vegetation clearing and ground disturbance.

Short-term (Temporary) Construction-Related Indirect Impacts

Potential indirect impacts as a result of construction of the proposed Project include non-storm water discharges resulting from spills or leaks, attracting predators, restriction or impounding of flow within Encinas Creek, storm water discharges, dust, noise and lighting.

5.1.3 Operations and Maintenance-Related Impacts

The proposed Project would include the initial restoration (removal of debris, soil, vegetation) and annual maintenance of the grouted rip rap bed at the western terminus of the EWPCF flood control channel. Once restored, the Project would include regular inspections and maintenance according to existing procedures and would generally consist of crew access to the Project by vehicle or on foot, using existing roads and infrastructure.

Long-term (Permanent) Direct Impacts

Direct impacts associated with the long-term development of the Project would be restricted to the permanent loss of habitat as a result of annual Project maintenance (clearance of debris, soil, vegetation). The Project proposes off-site mitigation to offset all proposed habitat loss; therefore, long-term direct impacts are not anticipated.

Long-term (Permanent) Indirect Impacts

Indirect impacts associated with the long-term development of the Project may include similar impacts to those resulting from initial restoration (removal of debris, soil, vegetation) of the grouted rip rap bed, such as non-storm water discharges resulting from spills or leaks, dust, noise and lighting, generated by maintenance activities. Furthermore, the site is host to invasive species such as pampas grass which, if transported off site, may result in long-term conversion or degradation of additional habitat areas.

5.2 CEQA Thresholds of Significance

This section is divided into sub-sections that include direct and indirect impacts analysis for each threshold under CEQA.

5.2.1 CEQA Threshold Biology - 1

Would the project 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 the CDFW or USFWS?

The proposed Project has the potential for numerous direct and indirect impacts to special-status species, habitats and jurisdictional wetlands. The Project area was once a fully developed facility (grouted rip rap bed) devoid of vegetation. However, lack of regular maintenance has allowed for expansion of the surrounding native habitat into the Project Area. As such, the potential to support special-status species is considered moderate to high for nine special-status plant and animal species. The potential to support all other potentially occurring special-status species is considered low or presumed absent from the Project. Focused surveys for special-status species were not performed, and potential for impacts is assumed based on extent and availability of habitat. These species may be subject to both temporary and permanent, direct and indirect impacts described in Sections 5.1.1, 5.1.2, and 5.1.3 above.

Of the 63 special-status wildlife and plant species evaluated, two wildlife species are expected to have a high potential to occur, and seven wildlife species are expected to have a moderate potential to occur. Of these nine wildlife species, the following five species are functionally covered under the HMP:

- least Bell's vireo (high PFO; FE)
- white-tailed kite (moderate PFO; CDFW-FP)
- yellow-breasted chat (moderate PFO; SSC)
- white-faced ibis (moderate PFO; CDFW-WL)
- light-footed Ridgeway's rail (moderate PFO; FE, SE, CDFW-FP)

Of the nine wildlife species, the following four are not functionally covered under the HMP:

- yellow warbler (high PFO; SSC)
- southern legless lizard (moderate PFO; SSC)
- California glossy snake (moderate PFO; SSC)
- western-yellow bat (moderate PFO; SSC)

Absent mitigation, Project-related impacts to these species, not functionally covered under the HMP, is potentially significant. However, due to moderate potential for occurrence for all species discussed, with the implementation of Avoidance and Minimization Measures (MM) proposed in Section 6 below and HMP mitigation which will contribute to the ongoing reserve assembly of the region, impacts are likely to be less than significant.

Biology Impact 1 – Temporary Indirect Impacts to Special-Status Species and Migratory Birds

Temporary indirect impacts to special-status species may occur as a result of increased noise, lighting, construction dust and loss of foraging habitat. Absent mitigation, Project-related impacts to these species is potentially significant. However, with the implementation of MM BIO-1, MM BIO-2, MM BIO-5, MM BIO-6, MM BIO-8, MM BIO-9, MM BIO-10 and MM BIO-11, impacts are likely to be less than significant.

Additional temporary indirect impacts to special-status species may result in sediment or other non-stormwater discharges to narrow wetland areas downstream of the Encinas Creek watershed. These wetlands have the potential to support special-status species. Absent mitigation, Project-related impacts to special-status species is potentially significant. However, with the implementation of MM BIO-3, MM BIO-7 and MM BIO-12, impacts are likely to be less than significant.

Biology Impact 2 – Temporary Direct Impacts to Special-Status Species and Migratory Birds

Direct impacts to special-status species may occur as a result of direct impacts to individuals, including nests or roosts, which may occur during vegetation, soil and debris removal and dredging activities. Absent mitigation, Project-related impacts to special-status species and migratory birds is potentially significant. However, with implementation of MM BIO-1, MM BIO-2, MM BIO-5, MM BIO-6, MM BIO-8, MM BIO-9, MM BIO-10 and MM BIO-11, impacts are likely to be less than significant.

Biology Impact 3 – Long-Term Indirect Impacts to Special-Status Species and Habitats

Long-term indirect impacts to special-status species and habitats may also occur, including non-storm water discharges as a result of spills leaks, noise, light and dust created from annual maintenance activities. The Project shall implement all MMs described in Section 6, to reduce the potential for adverse impacts to special-status species and surrounding habitats. As a result of the incorporation of construction BMPs and MMs described in Section 6, during operations and maintenance activities, impacts are likely to be less than significant.

The site supports the following invasive/exotic plant species as designated by the City's HMP and/or the California Invasive Plant Council: pampas grass, stinkwort (*Dittrichia graveolens*), bristly ox-tongue (*Helminthotheca echioides*), Russian thistle (*Salsola tragus*), castor bean (*Ricinus communis*) and blue gum. Off-site transport of these species either by equipment or seed transport from within Encinas Creek to other areas may result in indirect impacts that contribute to habitat degradation. Absent mitigation, introduction of an invasive exotic plant species to a natural community is potentially significant. However, with the implementation of Applicant Proposed Mitigation Measure MM BIO-4, impacts are likely to be less than significant.

5.2.2 CEQA Threshold Biology - 2

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?

As described in Section 4.6 above and in Appendix D, the Project includes impacts to USACE, RWQCB, CCC/City, CDFW and City-jurisdictional wetlands and riparian areas that are considered wetlands within the Coastal Zone.

Biology Impact 4 - Indirect Impacts to Riparian and Wetland Communities

The Project has the potential for both temporary and long-term indirect impacts to downstream riparian and wetland communities through sediment and non-stormwater discharges, as well as introduction of invasive species to natural communities. Absent mitigation, Project-related impacts to these sensitive natural communities is potentially significant. However, with the implementation MM BIO-1, MM BIO-3, MM BIO-4, MM BIO-5, MM BIO-6, MM BIO-7 and MM BIO-9, impacts are likely to be less than significant.

Biology Impact 5 – Direct Impacts to Riparian and Wetland Communities

The proposed Project includes direct impacts to areas meeting City criteria as wetlands within the Coastal Zone. These areas are covered under the City's HMP and Land Use Plan and thus require mitigation; the City recommends mitigation according to Tables 3, 4 and 6 of the City's Guidelines for Biological Studies (City of Carlsbad, 2008) for an overall no net loss of wetlands. However, mitigation of proposed permanent impacts to City wetlands must also be performed at mitigation ratios as determined by state and federal agencies. Therefore, the Applicant will coordinate with local, state and federal agencies for appropriate mitigation for impacts to wetland and riparian habitats. Absent proposed mitigation, Project-related impacts to this sensitive natural community is potentially significant. However, with the implementation of MM BIO-1, MM BIO-3, MM BIO-4, MM BIO-5, MM BIO-6, MM BIO-7 and MM BIO-9, as well as any agency-required mitigation, impacts are likely to be less than significant.

5.2.3 CEQA Threshold Biology - 3

Would the project 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?

The biological assessment and JDR identified jurisdictional areas likely subject to regulation by USACE, RWQCB and/or CDFW. Potential impacts to these areas include those discussed in Sections 6.1.1, 6.1.2, and 6.1.3 above. Direct impacts are summarized in Table 4. Furthermore, potentially significant permanent indirect impacts which may result from construction include degradation of waterways through the accidental discharge of oil, grease and chemicals. Absent mitigation, impacts to jurisdictional waters are potentially significant. However, with the implementation of MM BIO-1, MM BIO-3, MM BIO-4, MM BIO-5, MM BIO-6, MM BIO-7, MM BIO-9 and MM BIO-12, impacts are likely to be less than significant.

Table 4. Summary of Proposed Project Impacts to Jurisdictional Resources

Jurisdictional Waters	Impacts Acres (Linear Feet)	
	Temporary	Permanent
Likely USACE Jurisdiction		
Wetland Waters of the U.S.	0	0.104 (38)
Non-Wetland Waters of the U.S.	0	0.046 (20)
Likely USACE Total Jurisdiction	0	0.150 (58)
Likely RWQCB Jurisdiction		
Wetland Waters of the State	0	0.104 (38)
Non-Wetland Waters of the State	0	0.046 (20)
Likely RWQCB Total Jurisdiction	0	0.150 (58)
Likely CDFW Jurisdiction		
Riparian Only	0	0.104 (38)
Streambed (Bank-to-Bank)	0	0.046 (20)
Likely CDFW Total Jurisdiction	0	0.150 (58)
Likely CCC/City Jurisdiction		
Palustrine Wetland	0	0.104 (38)
Riverine (Non-vegetated Channel)	0	0.046 (20)
Likely CCC/City Total Jurisdiction	0	0.150 (58)

5.2.4 CEQA Threshold Biology - 4

Would the project 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?

The proposed Project has the potential for short-term and direct and indirect impacts on wildlife movement which may be deterred from the Project due to increased noise, human activity and disturbances to habitat. Initial restoration (removal of debris, soil, vegetation) of the grouted rip rap bed will occur over a longer duration than subsequently proposed annual maintenance. Long-term direct and indirect impacts to wildlife movement would likely be similar to temporary impacts, with the exception of the duration of maintenance activities. Initial restoration and subsequent maintenance of the grouted rip rap bed would result in a permanent loss of 0.104 acres of native habitat. However, in relation to the surrounding habitat, approximately 7.5 acres, the proposed Project would impact a small area of native wildlife corridor. Additionally, with the implementation of proposed City, state and federal mitigation for no net loss of wetland habitat, overall wildlife corridors and habitat are protected and enhanced. These short- and long-term impacts to wildlife movement are likely considered less than significant.

5.2.5 CEQA Threshold Biology - 5

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project, as proposed, does not conflict with any local policies or ordinances protecting biological resources, and no significant impacts are anticipated. However, it is important to note that the City's HMP and Land Use Plan, in accordance with the California Coastal Commission, identify specific conservation standards that apply for development within the Coastal Zone. One such standard states that impacts to wetlands are not allowed except where stated in California Public Resources Code Section 30233. The proposed Project is in accordance with permissions stated within California Public Resources Code Section 30233 (California Public Resources Code, 2016); as there is "no feasible less environmentally damaging alternative" for restoring flow capacity at the outflow end of the EWPCF flood control channel. Furthermore, the EWA is a public agency providing secondary wastewater treatment services to approximately 380,000 residents in northern San Diego County, therefore meeting the limitations for allowable impacts to wetlands related to "incidental public service purposes".

5.2.6 CEQA Threshold Biology - 6

Would the project conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP?

The Project, as proposed, has been designed in accordance with the City's HMP for Natural Communities in the City of Carlsbad (2004) and its supporting documents/programs: the City's Guidelines for Biological Studies (City of Carlsbad 2008) and the City's LCP Land Use Plan (City of Carlsbad 2014). The City's HMP constitutes the City's subarea plan within the MHCP for north coastal San Diego County and meets the goals of California's NCCP.

6.0 MITIGATION PROGRAM

6.1 Avoidance and Minimization Measures for Construction Impacts

MM BIO-1: Delineation of Project Impact Areas

The boundaries of proposed Project impact areas will be clearly delineated with orange fencing (or similar material), which will be maintained until the completion of construction (maintenance) activities, to prevent the unauthorized impact of City Wetlands and/or sensitive habitats identified in this report or authorized by subsequent agency permits. All employees shall be instructed that their activities, vehicles, equipment and construction materials are restricted to the proposed Project footprint, designated staging areas and routes of travel.

MM BIO-2: Conduct Pre-Construction Nesting Bird Surveys

To the extent feasible, conduct vegetation removal and grubbing activities outside of the bird breeding season (February 15 – September 15). The USFWS will be notified at least seven days before clearing and grubbing begins. During this activity, a qualified biologist will walk the area ahead of

construction equipment to flush birds away from impact areas. The biologist will immediately report to USFWS the number and location of any federally listed birds disturbed by clearing and grubbing. No gnatcatchers will be injured or killed.

Other construction activities will also be avoided during the breeding season if feasible. If this cannot be avoided, the following measures will be taken:

- If California gnatcatchers have the potential to occur onsite, a qualified biologist will conduct a focused species gnatcatcher survey in appropriate habitat within and surrounding the project area. The surveys will consist of three visits, one week apart; the last of these will be conducted no more than three days prior to construction.
- Surveys will also be conducted by a qualified biologist in appropriate habitat for nesting raptors and migratory birds (including, but not limited to the least Bell's vireo and light-footed Ridgway's rail) and within an additional 500-ft survey buffer within three days of construction.
- The USFWS will be notified immediately of any federally listed species that are located during pre-construction surveys.
- If nests of listed birds, migratory birds, raptors, or other sensitive species are located, they will be fenced with a protective buffer of at least 500 feet from active nests of listed species, and 300 feet from other sensitive bird species. All construction activity will be prohibited within this area.

MM BIO-3: Prepare and Implement a Storm Water Pollution Prevention Plan (SWPPP)

Prior to initial grading or ground disturbance, the Applicant will prepare and implement a SWPPP that will identify Best Management Practices (BMPs) to prevent stormwater and non-stormwater discharges which may have an adverse effect on downstream water quality. BMPs should address sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, and other factors deemed necessary by reviewing agencies. Erosion control measures shall be monitored on a regularly scheduled basis, particularly during times of heavy rainfall. Corrective measures will be implemented in the event erosion control strategies are inadequate. Sediment/erosion control measures will be continued at the project site until such time as the grouted rip rap bed has been restored.

MM BIO-4: Develop a Project Weed Management Plan

Prior to Project development, the Applicant will develop a Project Weed Management Plan for approval by the City. The plan will identify areas of proposed impacts where invasive or noxious weeds are present and which activities would be subject to additional mitigation actions to prevent the spread of weeds from the site. The plan will detail best practices for the removal, treatment, and disposal of invasive weeds from the Project site during construction.

MM BIO-5: Conduct Environmental Awareness Training for all Project Personnel

A qualified biologist shall conduct a training session for all Project personnel prior to proposed activities. At a minimum, the training shall include overall environmental awareness related to the Project and

include: a description of the special-status species and its habitats, the general provisions of the Endangered Species Act (Act) and the HMP, the need to adhere to the provisions of the Act and the HMP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the special-status species of concern as they relate to the Project, access routes, and Project site boundaries within which the Project activities must be accomplished.

MM BIO-6: Conduct Biological Construction Monitoring and Reporting

The qualified Project biologist shall review Project plans (e.g., all access routes and staging areas), and monitor construction activities, throughout the duration of the Project to ensure that all practicable measures are being employed to avoid incidental disturbance of habitat and any special-status species of concern outside the Project footprint. The Project biologist shall be present during ground-disturbing and vegetation-removal activities to avoid incidental disturbances to special-status species of concern, including bats and reptiles that may be roosting or burrowed (respectively) within or adjacent to the Project footprint. Construction monitoring reports shall be completed and provided to the City summarizing how the Project is in compliance with applicable conditions. The Project biologist should be empowered to halt work activity if necessary and to confer with City staff to ensure the proper implementation of species and habitat protection measures. Any habitat destroyed that is not in the identified Project footprint shall be disclosed immediately to the City, USFWS and CDFW and shall be compensated at a minimum ratio of 5:1. If dead or injured listed species are located, initial notification must be made within three working days, in writing, to the USFWS Division of Law Enforcement in Torrance, California and by telephone and in writing to the applicable jurisdiction, Carlsbad Field Office of the FWS and CDFW.

MM BIO-7: Avoid Construction During the Rainy/Wet Season

Construction adjacent to drainages should occur during periods of minimum flow (i.e., summer through the first significant rain of fall) to avoid excessive sedimentation and erosion and to avoid impacts to special-status species.

MM BIO-8: Avoid Attraction of Predators and Conduct Daily Housekeeping

To avoid attracting predators of the target species of concern, the Project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s) on a daily basis. Pets of Project personnel shall not be allowed on-site where they may come into contact with any listed species.

MM BIO-9: Control Fugitive Dust

Fugitive dust will be avoided and minimized through watering and other appropriate measures.

MM BIO-10: Avoid or Minimize Noise Impacts

Noise impacts are a concern around areas supporting breeding bird and bat habitat. To avoid or minimize noise impacts, limit construction activities during the breeding season (generally between February 15 and September 15) to those that will not produce significant noise impacts (i.e., noise levels greater than 60 dB Leq [decibels, equivalent sound level] at the edge of the habitat of concern).

Preconstruction bird surveys at potential impact areas will be conducted for construction activities during the breeding season.

MM BIO-11: Avoid Night Construction Lighting Adjacent to Native Habitats

Lighting in or adjacent to native habitats will not be used, except where essential for roadway, facility use and safety. If nighttime construction lights are necessary, all lighting adjacent to natural habitat will be shielded and/or directed away from habitat.

MM BIO-12: Obtain Permit Authorization for Impacts Jurisdictional Waters

Prior to impacting areas identified as jurisdictional waters, or potentially under the jurisdiction of the USACE, RWQCB and CDFW, the Applicant will prepare the following documents and/or obtain the following permit authorizations as identified in the JDR (Appendix D):

- Obtain Clean Water Act Section 404 permit issued by USACE for all proposed impacts to Waters of the U.S.
- Obtain Porter-Cologne Water Quality Control Act Section 401 permit issued by RWQCB for all proposed impacts to Waters of the State
- Obtain Lake and Streambed Alteration Section 1602 permit issued by CDFW for all proposed impacts to Streambeds

7.0 CONCLUSION

Nine special-status wildlife species have been determined to have a moderate to high potential to exist within or adjacent to the Project Area, including least Bell's Vireo. Additionally, one sensitive natural community was identified within and adjacent to the Project Area. Lastly, jurisdictional waters were identified within and adjacent to the Project Area as described in *Encina Wastewater Authority Flood Control Channel Rip Rap Bed Maintenance Project Jurisdictional Delineation Report (JDR)* (Blackhawk Environmental 2020), Appendix D. Absent mitigation, the proposed Project impacts would likely have an adverse effect on special-status plant and wildlife species, sensitive natural communities, and jurisdictional waters.

However, the anticipated direct impacts resulting from Project construction are expected to be less than significant when avoidance and minimization measures are employed and mitigation is implemented. To the maximum extent practicable, avoidance of impacts to City Wetlands and/or sensitive habitats, special-status species, and nesting birds/raptors will be achieved per the MBTA, FESA, CESA and HMP. Indirect effects to biological resources during and following construction are anticipated to be less than significant due to proposed mitigation. Significant impacts to wildlife corridors are not anticipated as a result of the proposed Project. Additionally, cumulative impacts are anticipated to be less than significant due to the limited extent of disturbance and proposed mitigation to address effects upon sensitive natural communities.

Proposed mitigation will include implementation of avoidance and minimization measures which include preparation and implementation of the following: a storm water pollution prevention program, weed management plan, and environmental awareness training for all Project personnel. Additionally, proper permit authorizations as identified in the JDR (Appendix D) will be obtained prior to impacts to jurisdictional waters. All areas of the Project are covered by the City of Carlsbad and therefore, the Project will mitigate for all construction-related and operations and maintenance-related impacts to wetland/riparian sensitive habitats that overlap with the construction footprint through offsite mitigation at a mitigation ratio determined by the City, state and federal agencies, for no net loss of sensitive habitats. In addition, biological monitoring is proposed so that natural resources will have increased protection during the construction process.

By adhering to the mitigation measures proposed herein, no direct or indirect adverse impacts would occur to the Project site or any threatened, endangered, or otherwise special-status plant or wildlife species. Additionally, no cumulative impacts are expected to occur. Every effort to avoid impacting HMP wetlands, sensitive habitats, special-status species, nesting birds and raptors will be implemented, including compliance with the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections of the 3500 series.

I hereby certify that the statements furnished above present the data and information required for this biological survey results report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Ian Maunsell
Senior Biologist

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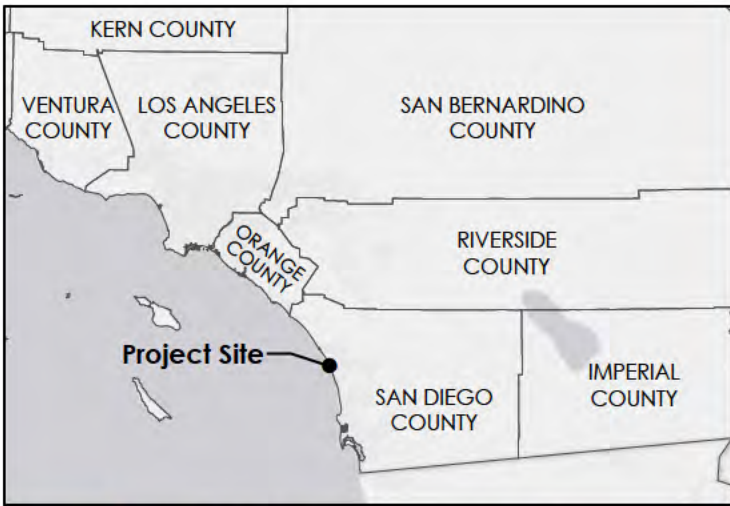
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2011 7.5-minute topographic quadrangle map for *Del Mar* and *Del Mar OE W*, California.

ATTACHMENT A

Figures





- Survey Area
- HMP Existing Hardline Conservation Areas
- Coastal Zone (CCC)

Source: City of Carlsbad SanGIS CCC Aerial Photo: SANDAG & SanGIS 2017
 Base maps: Esri Light Gray Canvas Esri World Topographic

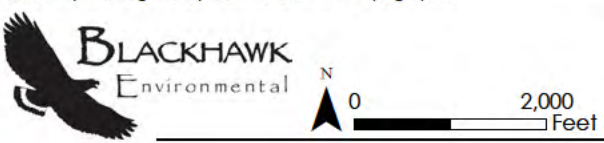
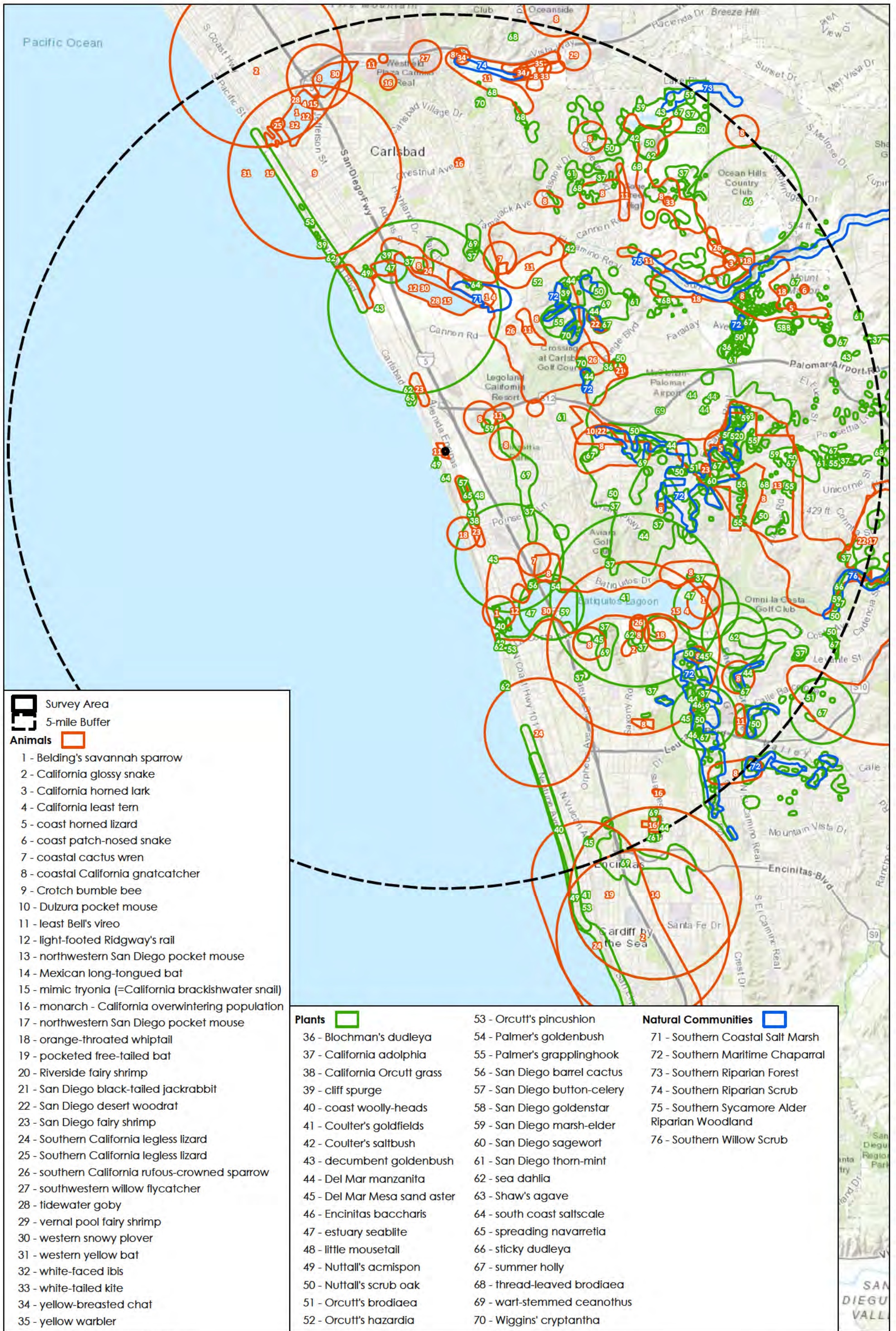


Figure 1
Project Vicinity and Location
 Within City of Carlsbad HMP and CCC Boundaries
 Encina Wastewater Authority
 Flood Control Channel Rip Rap Maintenance Project



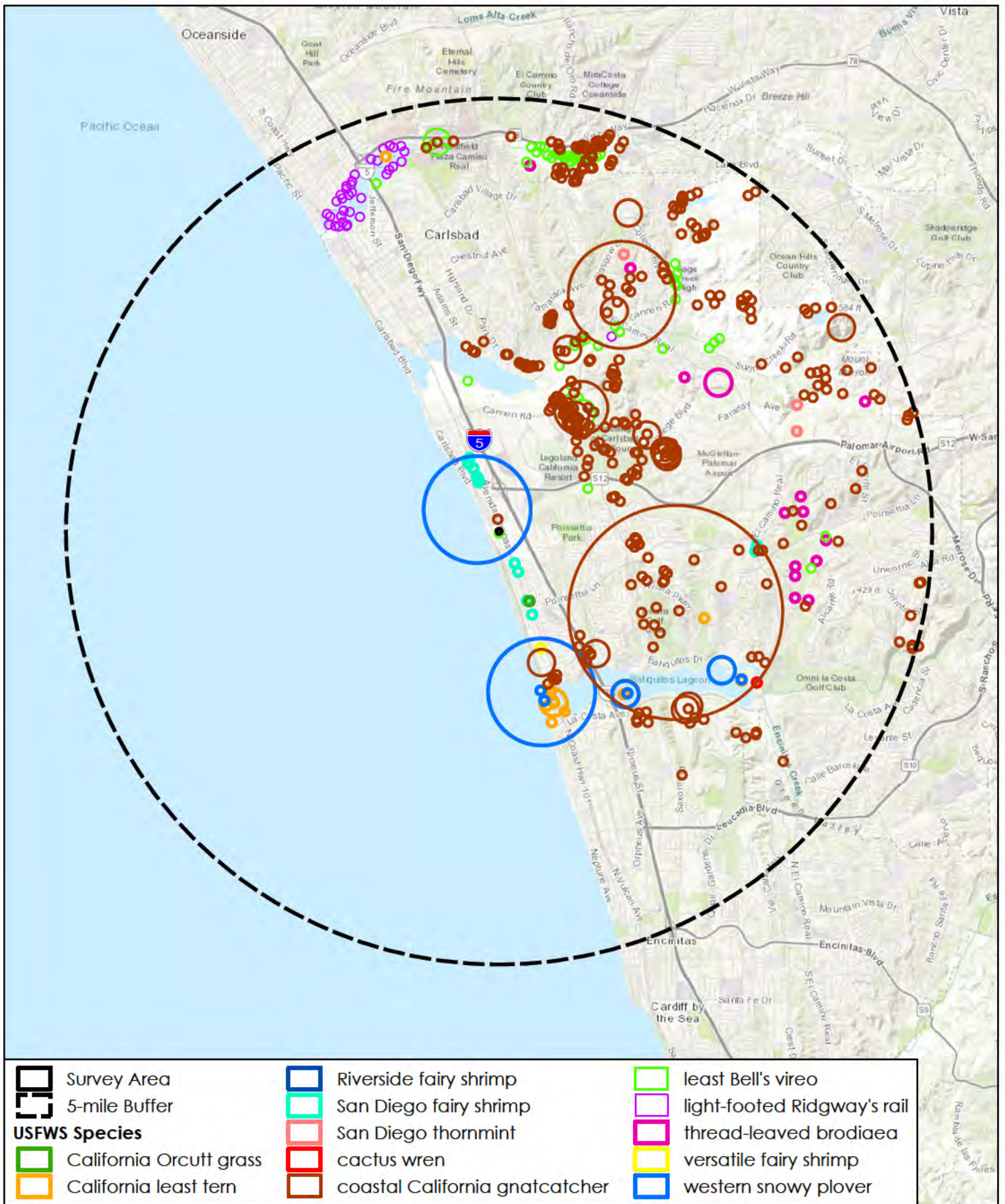
Source: CDFW Base map: Esri Topographic Map



Figure 2

CNDDDB Results

Encina Wastewater Authority
 Flood Control Channel Rip Rap Maintenance Project



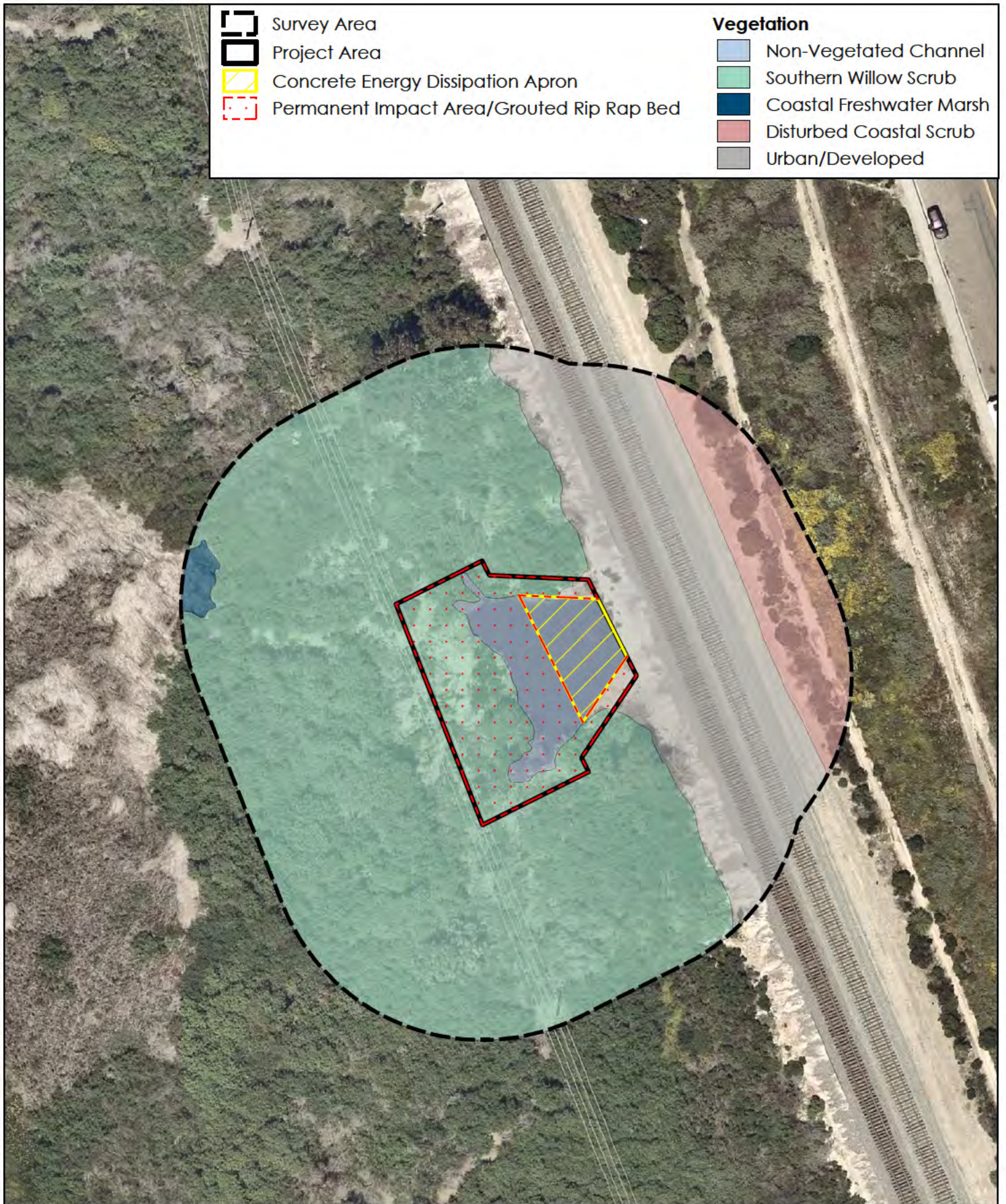
Source: USFWS Base map: Esri Topographic Map

Figure 3



USFWS Species Occurrence Results

Encina Wastewater Authority
Flood Control Channel Rip Rap Maintenance Project



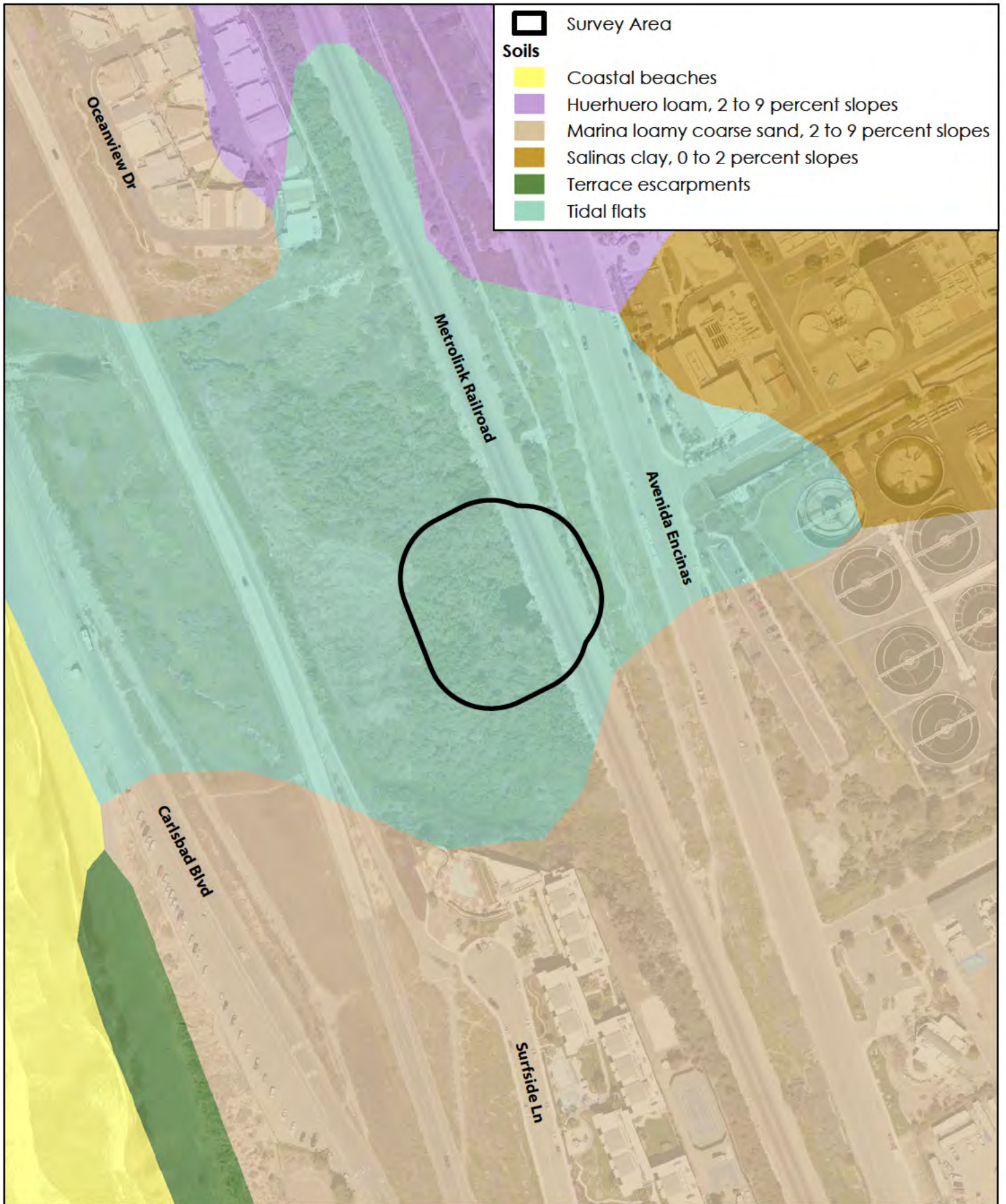
Aerial Source: Nearmap 2020

Figure 4

Vegetation Communities/Land Use Cover Types

Encina Wastewater Authority
Flood Control Channel Rip Rap Maintenance Project



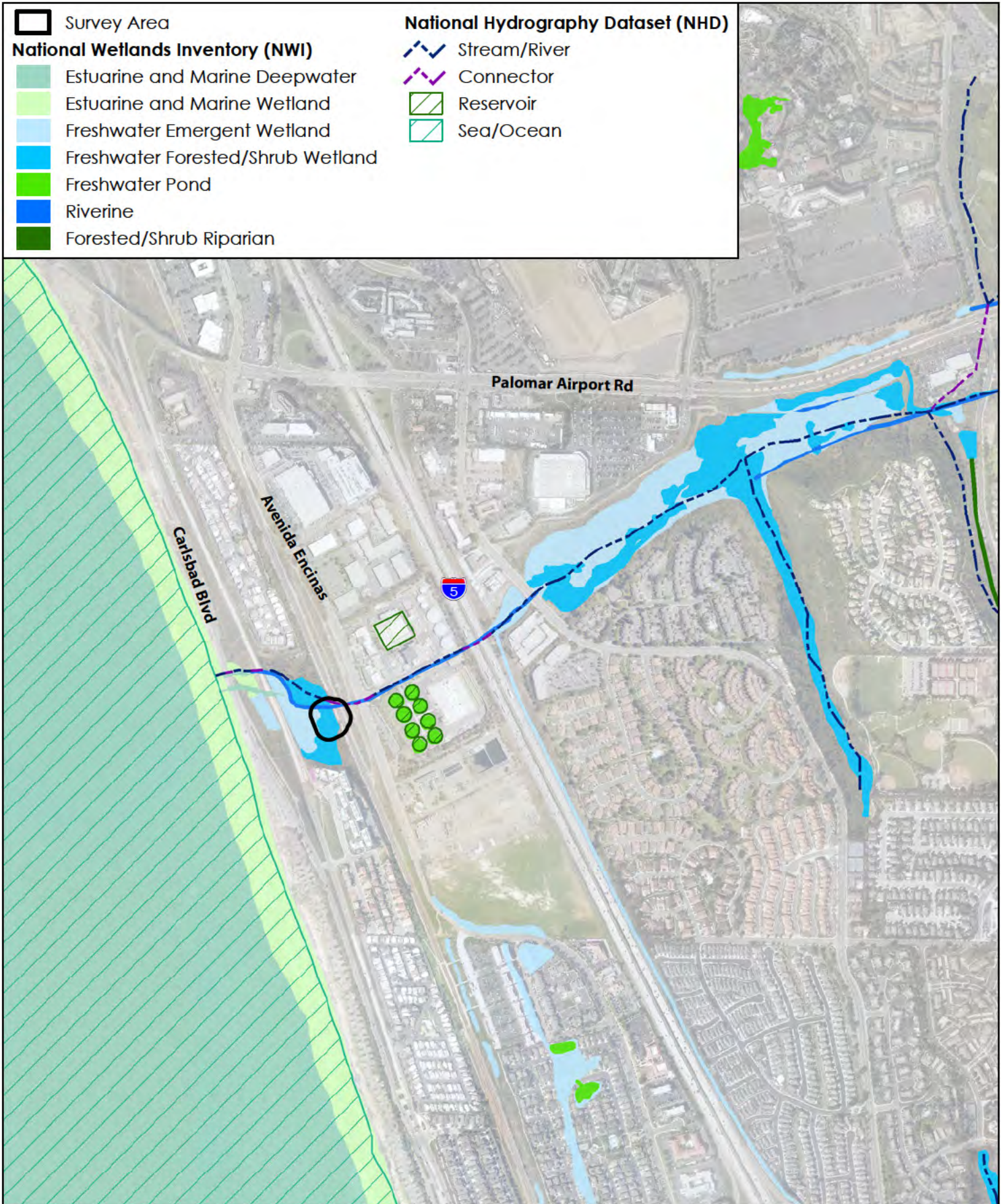


Source: USDA NRCS Aerial Photo: SANDAG & SanGIS 2017

Figure 5
Soils



Encina Wastewater Authority
Flood Control Channel Rip Rap Maintenance Project



Source: USFWS NWI USGS NHD Aerial Photo: SANDAG & SanGIS 2017

Figure 6



Hydrology

Encina Wastewater Authority
Flood Control Channel Rip Rap Maintenance Project

ATTACHMENT B

Site Photographs





Photo 1: An overview of the southern willow scrub habitat and non-vegetated channel habitat looking northwest from the eastern edge of the Project site.



Photo 2: A representative photo of the interface of the urban/developed landscape habitat at the eastern edge of the non-vegetated channel and Project.



Photo 3: Southwest-facing photo of the transition of the urban/developed landscape habitat to southern willow scrub habitat on the southern edge of the unvegetated channel within the Project.



Photo 4: A representative photo of the non-vegetated channel surrounded by the southern willow scrub habitat looking east-northeast from the southwest edge of the channel within the Project.



Photo 5: Another representative photo of the non-vegetated channel surrounded by the southern willow scrub habitat looking north from the southwest edge of the channel.



Photo 6: A representative photo of the interface of the non-vegetated channel and the surrounding southern willow scrub habitat at the southwest edge of the channel.



Photo 7: West-facing Photo showing the disturbed coastal scrub habitat within the Survey Area. The photo shows the interface of disturbed coastal scrub habitat with the urban/developed landscape. Project shown in background isolated from these areas.



Photo 8: East-facing photograph of the NCTD railroad tracks located within the urban/developed landscape east of the unvegetated channel within the Survey Area adjacent to the Project. Disturbed coastal scrub habitat shown in background.

ATTACHMENT C

Observed Plant and Wildlife Species



OBSERVED PLANT SPECIES LIST

MONOCOTS

CYPERACEAE	Sedge Family
<i>Schoenoplectus acutus</i>	California bullrush
POACEAE	Grass Family
** <i>Cortaderia</i> sp.	pampas grass

DICOTS

APIACEAE	Carrot Family
* <i>Apium graveolens</i>	common celery
ASTERACEAE	Aster Family
<i>Baccharis salicifolia</i>	mule fat
<i>Deinandra fasciculata</i>	clustered tarweed
** <i>Dittrichia graveolens</i>	stinkwort
<i>Erigeron canadensis</i>	horseweed
** <i>Glebionis coronaria</i>	crown daisy
** <i>Helminthotheca echioides</i>	bristly ox-tongue
<i>Isocoma menziesii</i>	coast goldenbush
<i>Pluchea odorata</i>	salt marsh fleabane
<i>Pseudognaphalium californicum</i>	ladies' tobacco
<i>Xanthium strumarium</i>	rough cocklebur
BORAGINACEAE	Borage Family
<i>Heliotropium curassavicum</i>	salt heliotrope
BRASSICACEAE	Mustard Family
** <i>Hirschfeldia incana</i>	short podded mustard
CHENOPODIACEAE	Amaranth Family
** <i>Salsola tragus</i>	Russian thistle
* <i>Dysphania ambrosioides</i>	Mexican tea
EUPHORBIACEAE	Spurge Family
** <i>Ricinus communis</i>	castor bean
<i>Euphorbia maculata</i>	spotted spurge
FABACEAE	Pea Family
* <i>Melilotus albus</i>	white sweetclover
FRANKENIACEAE	Sea Heath Family
<i>Frankenia salina</i>	alkali heath
MYRSINACEAE	Myrsine Family
* <i>Lysimachia arvensis</i>	scarlet pimpernel
MYRTACEAE	Myrtle Family

** <i>Eucalyptus globulus</i>	blue gum
OLEACEAE	Olive and Lilac Family
<i>Fraxinus sp.</i>	ash tree
ONOGRACEAE	Evening Primrose Family
<i>Oenothera elata ssp. hookeri</i>	common evening primrose
SALICACEAE	Willow Family
<i>Salix lasiolepis</i>	Arroyo willow
SCROPHULARIACEAE	Nightshade Family
** <i>Myoporum laetum</i>	lollypop tree
TYPHACEAE	Cat-tail Family
<i>Typha sp.</i>	cattail

Key to Symbols: * Non-native; ** Non-native and Invasive according to the California Invasive Plant Council

OBSERVED WILDLIFE SPECIES LIST

ACTINOPTERYGII	RAY-FINNED FISH
POECILLIDAE	Livebearers and Topminnows
<i>Gambusia affinis</i>	mosquitofish
AVES	BIRDS
AEGITHALIDAE	Bushtits
<i>Psaltriparus minimus</i>	bushitit
ARDEIDAE	Hérons, Egrets, Bitterns
<i>Ardea herodias</i>	great-blue heron
<i>Butorides virescens</i>	green heron
CHARADRIIDAE	Plovers and Lapwings
<i>Charadrius vociferus</i>	killdeer
COLUMBIDAE	Pigeons and Doves
<i>Zenaida macroura</i>	mourning dove
CORVIDAE	Jays, Magpies and Crows
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	common raven
EMBERIZIDAE	Sparrows and Buntings
<i>Pipilo crissalis</i>	California towhee
FRINGILLIDAE	Finches and Allies
<i>Haemorhous mexicanus</i>	house finch
<i>Spinus psaltria</i>	lesser goldfinch
MIMIDAE	Mockingbirds and Thrashers
<i>Mimus polyglottos</i>	northern mockingbird
PARULIDAE	New World Warblers
<i>Setophaga coronata</i>	yellow-rumped warbler
PASSERELLIDAE	New World Sparrows
<i>Melospiza melodia</i>	song sparrow
PICIDAE	Woodpeckers
<i>Dryobates nuttallii</i>	Nuttall's woodpecker
TROCHILIDAE	Hummingbirds
<i>Calypte anna</i>	Anna's hummingbird
TYRANNIDAE	Tyrant Flycatchers
<i>Empidonax difficilis</i>	Pacific-slope flycatcher
<i>Sayornis nigricans</i>	black phoebe
<i>Tyrannus vociferans</i>	Cassin's kingbird
TROGLODYTIDAE	Wrens
<i>Troglodytes aedon</i>	house wren
VIREONIDAE	Vireos
<i>Vireo gilvus</i>	warbling vireo
<i>Vireo huttoni</i>	Hutton's vireo

DECAPODA	DECAPODS
ASTACIDAE	Crayfish
<i>Cambarus sp.</i>	crayfish

INSECTA	INSECTS
NYMPHALIDAE	Brush-footed Butterflies
<i>Nymphalis antiopa</i>	mourning cloak
PIERIDA	Whites and Sulfurs
<i>Phoebis sp.</i>	sulfer

MAMMALIA	MAMMALS
PROCYONIDAE	Raccoons and Relatives
<i>Procyon lotor</i>	Common raccoon

REPTILIA	REPTILES
PHRYNOSOMATIDAE	Lizards
<i>Sceloporus occidentalis</i>	Baja California tree frog

*Non-native

ATTACHMENT D

Jurisdictional Delineation Report





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ENCINA WASTEWATER AUTHORITY FLOOD CONTROL CHANNEL RIP RAP BED MAINTENANCE PROJECT JURISDICTIONAL DELINEATION REPORT

CITY OF CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA

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December 1, 2020



TABLE OF CONTENTS

EXECUTIVE SUMMARY 2

1.0 INTRODUCTION 4

1.1 Project Description 4

2.0 REGULATORY SETTING 6

2.1 USACE Waters of the U.S. 6

 2.1.1 Regulatory Definition 6

 2.1.2 Wetland Parameters..... 6

 2.1.2.1 Hydrophytic Vegetation 6

 2.1.2.2 Hydric Soils 7

 2.1.2.3 Wetland Hydrology..... 7

 2.1.3 Atypical Situations..... 8

 2.1.4 Vernal Pools 8

2.2 USACE Non-Wetland Waters of the U.S. 8

2.3 CDFW Jurisdictional Waters 9

2.4 RWQCB Jurisdictional Waters 9

2.5 California Coastal Commission and the City of Carlsbad 10

3.0 METHODS 11

4.0 RESULTS..... 13

4.1 Hydrology 13

 4.1.1 Tributaries & Natural Drainages..... 13

4.2 Vegetation..... 13

 4.2.1 Areas Supporting Hydrophytic Vegetation and/or Open Water..... 14

 4.2.1.1 Southern Willow Scrub (Holland Code 63320) 14

 4.2.2 Areas Lacking Hydrophytic Vegetation or Hydric Soils 14

 4.2.2.1 Non-Vegetated Channel (Holland Code 13200) 14

4.3 Soils..... 14

 4.3.1 Hydric Soils 15

5.0 JURISDICTIONAL DELINEATION 16

5.1 USACE Jurisdiction..... 16

5.2 RWQCB Jurisdiction..... 16

5.3 CDFW Jurisdiction..... 16

5.4 CCC/City Jurisdiction 17

6.0 PROJECT IMPACTS..... 18

6.1 Direct Impacts 18

6.2 Indirect Impacts 19

6.3 Permit Authorization..... 19

8.0 REFERENCES 22

ATTACHMENTS

- A** FIGURES
- B** SITE PHOTOGRAPHS
- C** JURISDICTIONAL DELINEATION DATA FORMS

EXECUTIVE SUMMARY

Blackhawk Environmental, Inc. (Blackhawk Environmental) aquatic resource specialists conducted a jurisdictional delineation in support of the proposed Encina Wastewater Authority (EWA) Flood Control Channel Rip Rap Bed Maintenance Project (Project), in the City of Carlsbad (City), San Diego County, California. The Project is located at the terminus of the existing flood control channel associated with the Encina Wastewater Pollution Control Facility (EWPCF), located at 6200 Avenida Encinas in the City of Carlsbad, California (Figure 1). Proposed activities include annual maintenance and clearing activities within an approximately 7,000 square-foot bed of grouted rip rap.

EWA conducts annual maintenance (authorized under RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044), that includes all areas of the EWPCF flood control channel from the eastern boundary of the EWPCF extending west to the concrete energy dissipation apron at the outflow end of the channel beneath the North County Transit District (NCTD) railroad tracks. Areas west of the concrete energy dissipation apron, however, are not currently authorized for maintenance. Beyond the concrete energy dissipation apron, lies an approximately 7,000-square foot grouted rip rap bed. The proposed Project would allow EWA to conduct initial restoration (removal of debris, soil, vegetation) as well as annual maintenance of this grouted rip rap bed. Currently, the grouted rip rap bed is impacted by years of sediment accumulation and now supports native riparian scrub habitat. While annual channel maintenance outlined in the 2017 BRA continues to support original flood control channel capacity, a recent 2019 storm event came very close to overflowing the channel and EWPCF. Therefore, the proposed Project is in alignment with EWA's overall intent to preserve the original design flow conveyance capacity of the flood control channel and is a crucial maintenance component to prevent potential flooding from large storm events that could disrupt the services provided by the EWPCF.

A Biological Resource Assessment (BRA) for the Project was performed by Blackhawk Environmental on October 2, 2020. The BRA included the proposed Project Area and an additional 100-foot buffer (Survey Area). Within the Survey Area, the BRA identified the following vegetation communities/land use cover types: Non-vegetated Channel, Southern Willow Scrub, Coastal Freshwater Marsh, Disturbed Coastal Scrub, and Urban/Developed. A jurisdictional assessment was conducted simultaneously to delineate potentially jurisdictional areas within the Project Area footprint. Methods for delineating wetlands followed guidelines set forth by the U.S. Army Corps of Engineers ([USACE] 1987), including the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Arid Supplement; USACE 2008). All figures depicting the Project Area and delineation results are shown in Attachment A. Representative photographs of the Project and Survey Area are shown in Attachment B. Data forms are included in Attachment C.

The jurisdictional assessment identified that the proposed Project includes a portion of Encinas Creek that supports likely jurisdictional streambed, wetland and riparian areas. The portion of Encinas Creek within the Project Area is best characterized as a modified, engineered, concrete, grouted rip rap, relatively permanent stream that flows directly to the Pacific Ocean. No additional natural drainage features were observed. The primary hydrological input for the Project Area is from the EWPCF flood control channel, which was previously evaluated as part of the *Encina Wastewater Authority Biological Resources Assessment* (Rincon 2017). The channel is a non-natural, engineered, concrete, and partially impounded conveyance that was historically a natural, non-channelized portion of Encinas Creek. The *Encina Wastewater Authority Biological Resources Assessment* (Rincon 2017) concluded that "The

flood control channel remains a functioning part of the Encinas Creek as it connects (during flood-stage) the historical reach of Encinas Creek to the east of the EWPCF, with its reach to the west of the EWPCF. Consequently, the flood control channel is considered part of Encinas Creek, even though it is concrete and channelized within the EWPCF. Therefore, activities planned to occur in the project footprint will be occurring in a jurisdictional waterway and subject to the jurisdiction of the USACE, San Diego RWQCB (Regional Water Quality Control Board), and CDFW (California Department of Fish and Wildlife)" (Rincon, 2017). Within the proposed Project, Encinas Creek is best characterized as a Relatively Permanent Water (RPW) with regular flow expected for at least three months of the year under normal conditions. Additional non-seasonal flow likely occurs due to irrigation runoff and other anthropogenic input sources. Ordinary high water mark (OHWM) and bank-to-bank streambed widths of Encinas Creek within the Project Area are defined by the boundary of the Non-vegetated Channel and range from approximately 58 feet to 70 feet in width. The channelized portion of Encinas Creek, outside the Project Area, is primarily concrete lined, including the energy dissipation apron at the outflow end of the flood control channel within the Project Area. Immediately west of the concrete energy dissipation apron is a 7,000 square foot area composed of grouted rip rap. Evidence of short-term high volume and high velocity flow were evident in the form of drift deposits, scouring and water marks. Drift deposits were observed at and above the top of the streambed, indicating that the creek within the Project Area is subject to flooding during rain events. Additional evidence of hydrology included evidence of inundation, saturation, drainage patterns, soil cracks, sediment deposits, water lines and the presence of aquatic invertebrates.

In addition to strong hydrological indicators, a variety of wetland and riparian-associated vegetation communities were mapped within the Project Area. These areas included conditions considered "problematic" due to seasonal flooding and vegetation maintenance, but generally indicated a dominance of hydrophytic plant species meeting the vegetation requirements for the USACE/RWQCB Hydrophytic Indicators Dominance Test.

The Project Area further presents various "problematic" soil conditions due to annual scouring during flood events and sedimentation resulting in hydric indicators being potentially jumbled in the soil horizon. These soil conditions were evaluated for potential of hydric soil indicators. A total of one Sample Point and associated three test pits were evaluated to determine the presence and extent of hydric soils within the Project Area. If necessary due to "problematic" conditions, hydric soils were assumed present based on review of adjacent areas on site, reference locations, observation of local relief, expected function under normal circumstances, and review of historic aerial photographs.

The proposed Project is expected to directly impact a total of 0.104 acre (38 linear feet) of likely USACE Wetland Waters of the U.S., RWQCB Wetland Waters of the State, CDFW riparian habitat, and CCC (California Coastal Commission)/City palustrine wetland habitat. Additionally, the proposed Project is expected to directly impact a total of 0.46 acre (20 linear feet) of likely USACE Non-Wetland Waters of the U.S., RWQCB Non-Wetland Waters of the State, CDFW streambeds, and CCC/City riverine habitat. The Project proposes initial restoration (removal of debris, soil, vegetation) as well as annual maintenance of EWPCF flood control channel rip rap bed, therefore all impacts proposed would be permanent. No indirect impacts to jurisdictional waters are anticipated.

As proposed, the Project would require permit authorization from the USACE, RWQCB, CDFW and CCC/City for proposed impacts to Waters of the U.S., Waters of the State, streambeds, and riparian habitats.

1.0 INTRODUCTION

Blackhawk Environmental, Inc. (Blackhawk) was contracted by Encina Wastewater Authority (EWA) to provide a Jurisdictional Delineation Report (JDR) for the proposed Encina Wastewater Authority Flood Control Channel Rip Rap Bed Maintenance Project (Project) located within approximately 7,000 square foot (sq. ft.) of area at the western terminus of the existing flood control channel associated with the Encina Wastewater Pollution Control Facility (EWPCF), located at 6200 Avenida Encinas in the City of Carlsbad, California (Figure 1).

The Encina Wastewater Authority Biological Resources Assessment Report (Rincon 2017) (2017 BRA) was prepared by Rincon Consultants, Inc. in January of 2017, for a similarly related EWPCF channel maintenance project. The 2017 BRA identified potential project-related impacts and habitat types for proposed annual maintenance to restore as-designed flow capacity to the EWPCF flood control channel. The 2017 BRA however, did not include an evaluation of the 7,000 sq. ft. rip rap bed located beyond the western terminus of the flood control channel. Therefore, Blackhawk conducted a biological assessment for the newly proposed Project; results of this biological assessment are presented in the *Encina Wastewater Authority Flood Control Channel Rip Rap Bed Maintenance Project Biological Summary Report* (Blackhawk 2020) (BRA). Based on the presence of potentially jurisdictional wetland types associated with the proposed Project, a formal jurisdictional assessment was prepared concurrently with the BRA. The formal jurisdictional delineation, conducted on October 2, 2020, focused on documenting existing site conditions, such as soils, topography, hydrology, vegetation and potentially jurisdictional aquatic resources, in the areas proposed for direct Project impacts.

The purpose of the jurisdictional delineation was to document waters occurring within the Project Area, that may be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), RWQCB, California Department of Fish and Wildlife (CDFW) and/or the California Coastal Commission (CCC), and to provide necessary background information for avoidance measures by engineering and for analysis by USACE, RWQCB, CDFW and/or CCC if permits are required.

1.1 Project Description

EWA operates and maintains a sewer system as well as wastewater treatment facilities and the flood control channel that serve the Encinas Creek Watershed within northern San Diego County. The east/west oriented flood control channel bisects the EWPCF into EWPCF North and EWPCF South and conveys runoff from the upstream Encinas Creek watershed (Carlsbad Hydrologic Unit, hydrologic area 904.40) and the EWPCF. The flood control channel terminates at an energy dissipation apron abutting a vegetated area west of the North County Transit District (NCTD) railroad tracks. The flood control channel is approximately 32 feet wide, 10 feet high, and 800 feet long (0.8 acre). Flow enters a triple box culvert downstream of the EWPCF site crossing under Avenida Encinas and the NCTD train tracks. Each culvert measures approximately 8 feet tall by 10 feet wide, spanning a length of 320 feet. At the culvert's exit, a concrete apron dissipates hydraulic energy and conveys the stormwater downstream into a natural stream channel before proceeding under Pacific Coast Highway into the Pacific Ocean.

As stated in the 2017 BRA, services provided by the EWPCF have (in the past) been disrupted, due to heavy storm-induced flow events that overwhelm the flood control channel. Although the flood control channel was designed to handle heavy storm-induced flow events and runoff from Encinas Creek, lack of regular maintenance within the channel reduced the stormwater flow conveyance capacity

of the channel. Annual maintenance within the channel, from EWA's eastern property line and westward to the concrete energy dissipation apron at the outflow end of the channel beneath the NCTD railroad tracks, is currently permitted by RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044. Despite annual maintenance of EWA's 0.8-acre concrete-lined flood control channel, intense storm events in 2019 continued to cause significant flooding and risk overwhelming the channel capacity. This is due to approximately 3-4 feet of build-up (composed of debris, sediment, and vegetation) above the grouted rip rap bed, west of the concrete energy dissipation apron at the outflow end of the channel, that acts like a dam. During large storm events, this "dam" impedes the historical outflow path for stormwater and runoff from Encinas Creek to the Pacific Ocean. Potential flooding of the EWPCF during future storm events remains a serious risk without regular maintenance of the grouted rip rap bed. Flooding events compromise and/or disrupt wastewater treatment services by flooding roadways, process tanks, building and other critical facilities within the EWPCF. Additionally, prolonged disruption of services at the EWPCF would affect the 380,000 residents it serves and could impact water quality entering the Pacific Ocean if partially treated effluent must be discharged.

The purpose of the proposed Project is to restore the original (as-designed) flow conveyance capacity, at the outflow end of the EWPCF flood control channel, through scheduled annual maintenance, consisting primarily of the removal of accumulated debris, sediment and vegetation above the grouted rip rap bed. The grouted rip rap bed is located west of the concrete energy dissipation apron and concrete-lined flood control channel, approximately 25 feet west of the NCTD railroad tracks. It is anticipated that approximately 900 cubic yards (CY) of total solids volume will be removed from above the grouted rip rap bed. Annual maintenance within the grouted rip rap bed will be the only permanent impact of this Project. The proposed Project is intended to be performed in conjunction with previously authorized flood control channel maintenance. All maintenance work will be completed within the concrete-lined and rip rap portions of the channel, culvert and energy dissipation structure; no new construction of permanent structures is proposed as part of the proposed Project. Project maintenance is proposed to be completed within a an approximately 14-day period initially and is proposed annually thereafter. Project timing is contingent on approvals and permit authorizations but is anticipated to occur initially during the 2021 dry season.

The majority of the Project footprint occurs at the outflow end of the EWPCF flood control channel; however, construction vehicles and equipment will access the main flood control channel from within the EWPCF using an existing vehicle access ramp. Other areas associated with the Project include a temporary dewatering area, a temporary stockpile location and a sediment spreading area within the EWPCF associated with the annual flood control channel maintenance as described in the 2017 BRA and authorized under permit RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044. Dewatering activities, for settling of sand, silt and organic materials, will be completed within a bermed temporary dewatering area within the flood control channel. Dry weather flows may also be diverted through one of three box culverts using temporary sandbag barriers. During rain events, all equipment will be removed from the channel, and if necessary, work will be suspended. Large debris and trash will be properly disposed off-site, and the remaining sediment (soil/organic material) will be transported from the flood control channel to the EWPCF South Parcel sediment spreading area via EWPCF internal roads and Avenida Encinas. EWA will implement standard construction Best Management Practices (BMPs) such as straw wattles and silt fences, that will be installed as needed at the South Parcel to prevent sediment from leaving the site and entering the Avenida Encinas public right-of-way. Hydraulic mulch (e.g., bonded fiber matrix) will be applied as needed on top of the

placed sediment to prevent erosion and promote vegetative covering that will provide permanent erosion protection once established.

2.0 REGULATORY SETTING

2.1 USACE Waters of the U.S.

According to the USACE Wetland Delineation Manual, wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions.”

2.1.1 Regulatory Definition

In accordance with Section 404 of the Clean Water Act (CWA), USACE regulates the discharge of dredged or fill material into Waters of the United States. On April 21, 2020, the Environmental Protection Agency (EPA) and USACE together published the Navigable Waters Protection Rule (Rule) to the Federal Register, defining the scope of waters subject to regulation under the Clean Water Act (CWA). In this final rule, and pursuant to U.S. Supreme Court Cases in *United States v. Bayside Bayview Homes (Riverside Bayview)*, *Solid Waste Agency of Northern Cook Count v. United States (SWANCC)* and *Rapanos v. United States (Rapanos)*, the term “Waters of the United States” is defined by the final Rule:

- All traditional navigable waters (TNW) currently used, or used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters subject to the ebb and flow of the tide;
- The territorial seas;
- All interstate waters including interstate wetlands;
- Certain lakes, ponds, and impoundments of waters otherwise defined as waters of the United States under the definition;
- Perennial and intermittent tributaries of waters identified above;
- Wetlands adjacent to other waters (other than waters that are themselves wetlands) identified above (33 Code of Federal Regulations [CFR] Part 328.3[a]).

2.1.2 Wetland Parameters

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology and hydric soils. According to USACE, indicators for all three parameters must normally be present to qualify as a wetland.

2.1.2.1 Hydrophytic Vegetation

Hydrophytic vegetation is defined as “the sum total of macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content” (USACE 1987). Potential wetland areas were surveyed by walking through the Project Area and making observations of those areas exhibiting characteristics of jurisdictional waters or wetlands. Vegetation units with potential wetland areas were examined, and data for each vegetation stratum (i.e., tree, shrub, herb and vine) were recorded on the datasheet provided in the Arid West Supplement (USACE 2008). The percent absolute cover of each species present was visually estimated and recorded.

The wetland indicator status of each species recorded was determined by using the National Wetland Plant List (Lichvar, et. al. 2016). An obligate (OBL) indicator status refers to plants that are almost always hydrophytic and rarely in uplands. A facultative wet (FACW) indicator status refers to plants that usually are hydrophytic but are occasionally found in non-wetlands. A facultative (FAC) indicator status refers to plants that commonly occur as either a hydrophyte or non-hydrophyte. Facultative upland (FACU) species occasionally are hydrophytic but usually occur in uplands. Upland (UPL) species almost always occur in uplands and are rarely hydrophytic. A not indicated (NI) status refers to species that have insufficient data available to determine an indicator status at this time for the local region.

Plant species nomenclature follows that contained in *the Jepson Online Interchange* (Jepson Flora Project 2018). Dominant species with an indicator status of NI or not listed in the 2016 National Wetland Plant List were evaluated as either wetland or upland indicator species based on local professional knowledge of where the species are most often observed in habitats characteristic of southern California.

2.1.2.2 Hydric Soils

A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation (USACE 1987). Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur or carbon compounds (USACE 2008). The hydric soil criterion is considered fulfilled at a location if soils in the area can be inferred to have a high groundwater table, evidence of prolonged soil saturation exists, or any indicators suggesting a long-term reducing environment in the upper 18 inches of the soil profile are present. Additionally, soils mapped by the United States Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) as hydric were referenced prior to field verification.

A sampling point was selected within a potential wetland area where the apparent boundary between wetland and upland was inferred based on changes in the composition of the vegetation and topography. The soil pit was dug to a depth of at least 10 inches or to a depth necessary to determine soil color, evidence of soil saturation, depth to groundwater, and indicators of a reducing soil environment (e.g., mottling, oxidation, gleying, sulfidic odor).

2.1.2.3 Wetland Hydrology

The presence of wetland hydrology indicators confirm that inundation or saturation has occurred on a site, but may not provide information about the timing, duration, or frequency of the event. Hydrology features are generally the most ephemeral of the three wetland parameters (USACE 2008). Hydrologic information for the site was obtained by reviewing USGS topographic maps, historic and current aerial photographs, and by directly observing hydrology indicators in the field. The wetland hydrology criterion is considered fulfilled at a location if, based upon the conclusions inferred from the field observations, an area has a high probability of being periodically inundated or has soils saturated to the surface at some time during the growing season to develop anaerobic conditions in the surface soil environment, especially the root zone (USACE 1987). If at least one primary indicator or at least two secondary indicators are found at a sample point, the wetland hydrology criterion is considered fulfilled.

2.1.3 Atypical Situations

Because there are situations in which one or more of the wetland parameters has been removed or altered as a result of recent natural events or human activities, the definition of a wetland includes the phrase “under normal circumstances” (USACE 1987). To describe these conditions, USACE uses definitions for atypical situations and problem areas. They are as follows:

Atypical situation: refers to areas in which one or more parameters (vegetation, soil, and/or hydrology) have been sufficiently altered by recent human activities or natural events to preclude the presence of wetland indicators of the parameter (USACE 1987).

Problem areas: . . . wetland types in which wetland indicators of one or more parameters may be periodically lacking due to normal seasonal or annual variations in environmental conditions that result from causes other than human activities or catastrophic natural events. Representative examples of problem areas include seasonal wetlands, wetlands on drumlins, prairie potholes, and vegetated flats (USACE 1987).

Atypical situations and problem areas may lack one or more of the three criteria, yet still may be considered wetlands. Background information on the previous condition of the area, field observations and/or the identification of undisturbed reference sites adjacent to atypical sites may indicate that the site met the wetland criteria prior to disturbance. Additional delineation procedures would be employed if normal circumstances did not occur on a site.

2.1.4 Vernal Pools

Vernal pools are considered “problem areas” because vegetation or hydric soils may be lacking due to seasonal filling by rainfall and eventual drying. As described in the Arid Supplement, “the species composition of some wetland plant communities in the Arid West can change in response to seasonal weather patterns and long-term climatic fluctuations. Wetland types that are influenced by these shifts include vernal pools, playa edges, seeps and springs. Lack of hydrophytic vegetation during dry periods should not immediately eliminate a site from further consideration as a wetland.” In addition, since they support seasonally ponded soils, when soil investigations are performed within vernal pools, they may lack hydric soil indicators. The USACE includes problem soils as “seasonally ponded, depressional wetlands (that) occur in basins and valleys throughout the Arid West. Most are perched systems, with water ponding above a restrictive soil layer, such as a hardpan or clay layer, that is at or near the surface (e.g., in Vertisols). Some of these wetlands lack hydric soil indicators due to limited saturation depth, saline conditions or other factors.”

2.2 USACE Non-Wetland Waters of the U.S.

The USACE also requires the delineation of non-wetland jurisdictional Waters of the U.S. These waters must have strong hydrology indicators, such as the presence of seasonal flows and an ordinary high watermark (OHWM). An ordinary high watermark is defined as:

. . . that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving,

changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas (33 CFR Part 328.3).

Areas delineated as non-wetland jurisdictional waters may lack wetland vegetation or hydric soil characteristics. Hydric soil indicators may be missing because topographic position precludes ponding and subsequent development of hydric soils. Absence of wetland vegetation can result from frequent scouring due to rapid water flow. These types of jurisdictional waters are delineated by the lateral and upstream/downstream extent of the OHWM of the particular drainage or depression.

2.3 CDFW Jurisdictional Waters

Under Sections 1600–1607 of the Fish and Game Code, CDFW regulates activities that would divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. CDFW has jurisdiction over riparian habitats (e.g., riparian woodland) associated with watercourses. CDFW jurisdictional waters are delineated by the distances between the outer edges of riparian vegetation or at the tops of the banks of streams or lakes, whichever is wider. Although CDFW does not regulate vernal pools under Section 1602 of the Fish and Game Code, CDFW will assert jurisdiction over isolated riparian features (including vernal pools) if California state threatened and/or endangered species are present via the California Endangered Species Act, or which provide resources directly or indirectly to fish and wildlife of the region. CDFW may also assert jurisdiction over modified or man-made waterways; such jurisdiction is generally based on the value of such features to support riparian or aquatic plant or animal species. For clarification, of features that may be subject to CDFW jurisdiction, the CDFW Legal Advisor has prepared the following opinion (CDFG ESD 1994):

- Natural waterways that have been subsequently modified and which have the potential to contain fish, aquatic insects, and riparian vegetation will be treated like natural waterways.
- Artificial waterways that have acquired the physical attributes of natural stream courses and which have been viewed by the community as natural stream courses should be treated by [CDFW] as natural waterways.
- Artificial waterways without the attributes of natural waterways should generally not be subject to Fish and Game Code provisions.

CDFW jurisdictional limits may also include artificial stock ponds and irrigation ditches constructed within uplands, and outer drip line limits of adjacent riparian habitat supported by a river, stream, or lake regardless of the riparian area's federal wetland status or its location beyond the defined bed, bank or channel.

2.4 RWQCB Jurisdictional Waters

RWQCB is the regional agency responsible for protecting water quality in California. The jurisdiction of this agency includes Waters of the State as mandated by the federal CWA Section 401. When CWA Section 404 jurisdiction is not present for isolated water, the RWQCB may assert jurisdiction via the California Porter-Cologne Water Quality Control Act. Waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state". The Porter-Cologne Water Quality Control Act provides a regulatory framework to provide comprehensive protections for

surface and groundwater within the State of California. Waters subject to jurisdiction under the Porter-Cologne Water Quality Control Act require that any discharge that may negatively impact or otherwise affect a Water of the State must coordinate with RWQCB. During coordination, RWQCB may require implementation of mitigation measures or other requirements to protect overall water quality.

2.5 California Coastal Commission and the City of Carlsbad

The Legislature enacted the California Coastal Act in 1976, following the passage of Proposition 20, a referendum expressing the desire of the people of California to protect its coastal resources and includes jurisdiction of 1,100 miles of coastline throughout the State of California. Division 20 of the Public Resources Code, Section 30000 et seq. (the Coastal Act) established a comprehensive coastal protection program and made permanent the CCC as a state agency. The first goal of the Coastal Act is to "[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources." (§ 30001.5, subd. (a).)" The CCC considers applications for coastal development permits in its jurisdiction; certifies long term plans, including local coastal programs that allow local governments to issue coastal development permits; considers appeals of certain local approvals; sets policy in coastal matters; conducts enforcement, from negotiations for the settlement of violations to the imposition of fines and litigation; and ensures the consistency of federally-approved development in the Coastal Zone. The Proposal does not affect federal consistency regulations. Existing regulations are located in Title 14, Division 5.5, Section 13001 et seq. Shortly after passage of the Coastal Act, the Commission adopted a full set of procedural regulations. Wetlands defined under the Coastal Act (Section 30121 of California Coastal Act as of January 1, 2005) were delineated based upon the USFWS definition (Cowardin et al. 1979) of wetlands. To meet the requirements of the California Coastal Act, the City has provided the Local Coastal Program (LCP) Land Use Plan, adopted by the California Coastal Commission (CCC) in 1980 (and amended in 1984 and 1985). The purpose of the LCP Land Use Plan is to ensure that development within the City's Coastal Zone protects and enhances coastal resources and is consistent with the California Coastal Act.

3.0 METHODS

A jurisdictional delineation, following the guidelines set forth by USACE (1987, 2008), was performed to gather field data at potentially jurisdictional Waters of the U.S. and Waters of the State within the proposed Project Area. The jurisdictional delineation was conducted by Blackhawk wetland specialist Kris Alberts on October 2, 2020. To account for all potential Project impact areas and provide a greater landscape context to sensitive aquatic resources, all areas inside the Project Area were initially assessed for jurisdictional resources (Figure 2). Potential wetlands were then delineated within the Project Area based on commonality among vegetation community characteristics and three-parameter testing methodology. To account for any changes in existing conditions and to ensure consistency with City's HMP and supporting documents/programs for areas considered wetlands, the delineation effort refined, and updated vegetation mapping performed as part of the biological resource survey (Figure 2).

Prior to conducting the field delineation, a site map was generated with available aerial imagery, and potentially jurisdictional features were identified and marked with lines and Global Positioning System (GPS) coordinates to assist in field verification. Soil types mapped within the Project Area were consulted prior to field efforts to target areas with potentially hydric soils. In addition, the following sources were consulted to identify land use history and provide additional context to potentially atypical and problematic jurisdictional wetlands within the Project Area, including :

- USGS *Encinitas, California* quadrangle topographic map (USGS 2011)
- Historical aerial photographs (NETR 1947)
- Current and historical aerial photographs (Google 2020)
- National Wetland Inventory (USFWS 2020)
- California Natural Diversity Database (CNDDDB) search for sensitive riverine, riparian and/or aquatic species (CDFW 2020)

Once on site, the potential wetland locations were examined to determine the presence of any of the three wetland parameters or drainage channels. Soil type and classification data used in the delineation were provided by the Natural Resource Conservation Service's web soil survey (accessed September 2020) (Figure 3).

Potential waters and wetland locations observed within the Project site were evaluated using the methodology set forth in the USACE Wetland Delineation Manual (USACE 1987) and the Arid West Supplement (USACE 2008). The three parameters used to determine the presence of wetland areas included presence of 1) a dominance of hydrophytic vegetation, 2) wetland hydrology and 3) hydric soils. Criteria for determining presence of wetland hydrology indicators may include evidence of inundation, saturation, water marks, drainage patterns, soil cracks, drift lines, sediment deposits, presence of aquatic invertebrates and other variables. Vegetation was analyzed using dominant species wetland indicator status (USDA 2018). Soil samples were collected and described according to the methodology provided in the Arid West Supplement. Soil chroma and values were determined by utilizing a standard Munsell soil color chart (Gretag/Macbeth 2000). Where indicators of hydric soils were observed at sample points, "test pits" were excavated to serve as additional soil samples to determine the extent of hydric soil indicators where wetland hydrology and vegetation remained consistent surrounding the initial sample point location.

Suspected non-wetland jurisdictional areas were evaluated for the presence of definable channels, OHWM, and connectivity to a TNW or relatively permanent water (RPW). Identification of the OHWM followed the Corps Regulatory Guidance Letter No. 05-05, *Ordinary High Water Mark Identification* (USACE 2005).

4.0 RESULTS

A discussion of the local hydrology within the Project Area and an additional 100-foot buffer (Survey Area), description of the major vegetation units observed in delineated areas within the Project Area, and soil types encountered are presented below. The locations of soil sampling and "test pits" are shown as "Wetland Sample Point" and "Hydric Test Point", respectively, in Figure 4. A copy of the USACE Wetland Determination Data Form summarizing information on hydrology, vegetation, and soils observed at the Wetland Sample Point is provided in Attachment C.

4.1 Hydrology

Elevations within the Project Area generally drain towards the center of the Project Area, where the site is bisected by the concrete energy dissipation apron of the EWPCF flood control channel. The EWPCF flood control channel was historically a natural, non-channelized portion of Encinas Creek. Although it is now channelized, the EWPCF flood control channel remains a functioning part of Encinas Creek, connecting the upstream Encinas Creek watershed (Carlsbad Hydrologic Unit, hydrologic area 904.40) with its historical reach west of the EWPCF facility (Figure 5). Surface and storm water from the upstream Encinas Creek watershed, as well as outflow from the EWPCF, flow in a generally east-west direction through the concrete-lined flood control channel, discharging into the Project Area, west of the NCTD railroad tracks. At the easternmost boundary of the Project Area, channel flow enters a triple box culvert. At the culvert's exit, hydraulic energy is dissipated over a concrete apron and grouted rip rap bed. Above the western extent of the rip rap bed lies a relatively level and vegetated shelf. Upon meeting this shelf, surface and storm water continue to flow in a westerly direction through the Project Area, meeting the natural stream channel of Encinas Creek before proceeding under the Pacific Coast Highway and onto the Pacific coastline where it ultimately discharges into the Pacific Ocean.

4.1.1 Tributaries & Natural Drainages

Approximately 190 linear feet of Encinas Creek occur within the Survey Area (Figure 4). No additional natural drainage features were observed. Within the Project Area, Encinas Creek is best characterized as RPW and stream, with regular flow expected for at least three months of the year under normal conditions. Additional non-seasonal flow likely occurs due to irrigation runoff and other anthropogenic input sources. OHWM and bank-to-bank streambed widths of Encinas Creek within the Project Area are defined by the boundary of the Non-Vegetated Channel and range from approximately 58 feet to 70 feet in width. Within the Project Area, the primary channel or the creek is generally comprised of silt and sediment accumulated over grouted rip rap. Evidence of short-term high volume and velocity flow were evident in the form of drift deposits, scouring and water marks. Drift deposits were observed at and above the top of the streambed, indicating that the creek within the Project Area is subject to flooding during rain events. Additional evidence of hydrology included sediment deposits, inundation and saturation visible on aerial imagery, water stained leaves, crayfish burrows, water lines and a dry-season water table.

4.2 Vegetation

A total of two vegetation communities and land use cover types were identified in the BRA to occur within the Project Area: Non-Vegetated Channel and Southern Willow Scrub (Blackhawk 2020). Vegetation communities were described according to Holland (1986) and Oberbauer (2008). Of the

two vegetation communities/land use cover types, only one supports hydrophytic vegetation and/or riparian vegetation: Southern Willow Scrub.

4.2.1 Areas Supporting Hydrophytic Vegetation and/or Open Water

4.2.1.1 Southern Willow Scrub (Holland Code 63320)

Southern Willow Scrub consists of moderate density riparian woodland with predominately smaller riparian trees and some larger riparian trees throughout. Within the Project Area, this community is dominated by arroyo willow (*Salix lasiolepis*; FACW), with an herbaceous understory dominated by rough cocklebur (*Xanthium strumarium*; FAC) and salt marsh fleabane (*Pluchea odorata*; FACW). A total of 0.104 acres of this community were mapped within the Project Area. Vegetation dominance within Southern Willow Scrub was evaluated using the USACE dominance test and is included on the Wetland Determination Data Form Sample Point (SP) 1 included in Attachment C. Southern Willow Scrub habitat present within the Project was determined to meet USACE and RWQCB criteria for dominance of wetland vegetation as represented by Sample Point (SP)1 and is likely considered wetland under the jurisdiction of the CCC. Furthermore, these areas are likely considered riparian habitat under the jurisdiction of CDFW.

4.2.2 Areas Lacking Hydrophytic Vegetation or Hydric Soils

One vegetation community and/or land cover types that is lacking in hydrophytic vegetation or hydric soils occurs within the Project Area: Non-Vegetated Channel. This vegetation community/land cover type is generally composed of open water, bare ground, or upland plant species and do not meet the hydrophytic vegetation criteria for wetlands. A complete description of this vegetation community/land cover type is provided in the *Biological Survey Report* (Blackhawk, 2020). Additionally, this vegetation community/land cover type was observed to exhibit indicators of hydrology in the absence of hydrophytic vegetation and is further discussed below.

4.2.2.1 Non-Vegetated Channel (Holland Code 13200)

Areas of Non-Vegetated Channel were observed to be largely devoid of vegetation as a result of scouring, as well as the soil being inundated with standing water. These areas do not meet criteria for dominance of wetland vegetation. However, due to strong hydrologic indicators including watermarks, drift deposits, flowlines and inundation, these areas are likely considered jurisdictional non-wetland waters of the U.S. by USACE, non-wetland waters of the State by RWQCB, wetland by the CCC/City and streambed by CDFW. A total of 0.082 acres of this community were mapped within the Project Area.

4.3 Soils

One distinct soil series mapped by USDA (1973) occurs within the Project: Tidal flats (Tf) (Figure 3). Tidal flats soil series is described as hydric according to USDA. Total acreage of this soil series within the Project Area is 0.192.

During the October 2, 2020 site visit, one Wetland Sample Point (WSP-1) and three Hydric Test Points (HTP-1-3) were evaluated to determine if conditions for hydric soils existed on site. Locations of the Wetland Sample Point and associated Hydric Test Points are shown in Figure 4. The field data sheet for

the Wetland Sample Point describing field soils conditions is included in Attachment C. Presence of hydric soils were determined to occur on site through a variety of indicators. In general, hydric soils corresponded to the channel formed by the streambed of Encinas Creek, as well as the surrounding Southern Willow Scrub.

4.3.1 Hydric Soils

Presence of hydric soil indicators in the Southern Willow Scrub within the Project Area was determined through assessment of WSP-1. Soil conditions at WSP-1 were considered "problematic" due to annual scouring during flood events and sedimentation resulting in hydric indicators being potentially jumbled in the soil horizon. Though these soil conditions were evaluated for potential hydric soil indicators, the Redox Dark Surface (F6) indicator was observed present. Three additional Hydric Test Pits (HTP-1, HTP-2, and HTP-3; Figure 4) were dug in areas of similar vegetation and hydrology to confirm that uniform hydric soil conditions existed throughout the Project Area. Due to uniform conditions in vegetation and hydrological indicators, hydric soil conditions from WSP-1 were applied to the extent of the Southern Willow Scrub habitat within the Project Area. Based on the criteria set forth by the USACE and RWQCB in determining hydric soils within a wetland, soils were found hydric for WSP-1. By extension of the hydric soils observed at HTP-1 through HTP-3, the hydric soil of WSP-1 was representative of all hydric soils occurring within the Southern Willow Scrub within the entire Project Area.

5.0 JURISDICTIONAL DELINEATION

Figure 4 identifies the locations of likely USACE, CDFW, RWQCB, and CCC/City jurisdictional waters within the Survey Area. Table 1 summarizes the acreages of each jurisdiction.

Table 1. Likely Jurisdictional Waters Within the Project Area

Jurisdictional Waters	Acres (Linear Feet)
Likely USACE Jurisdiction	
Wetland Waters of the U.S.	0.104 (38)
Non-Wetland Waters of the U.S.	0.082 (52)
Likely USACE Total Jurisdiction	0.186 (90)
Likely RWQCB Jurisdiction	
Wetland Waters of the State	0.104 (38)
Non-Wetland Waters of the State	0.082 (52)
Likely RWQCB Total Jurisdiction	0.186 (90)
Likely CDFW Jurisdiction	
Riparian Only	0.104 (38)
Streambed (Bank-to-Bank)	0.082 (52)
Likely CDFW Total Jurisdiction	0.186 (90)
Likely CCC/City Jurisdiction	
Palustrine Wetland	0.104 (38)
Riverine	0.082 (52)
Likely CCC/City Total Jurisdiction	0.186 (90)

5.1 USACE Jurisdiction

Likely USACE jurisdictional waters within the Project Area total 0.186 acre (90 linear feet) of Waters of the U.S. within Encinas Creek. Encinas Creek includes 0.082 acre (52 linear feet) of assumed USACE-jurisdictional non-vegetated channel and 0.104 acre (38 linear feet) of adjacent wetlands. Project-related impacts to Encinas Creek and associated wetlands are likely subject to regulation under the Clean Water Act.

5.2 RWQCB Jurisdiction

Likely RWQCB jurisdictional waters within the Project Area total 0.186 acre (90 linear feet) of Waters of the State within Encinas Creek. Encinas Creek includes 0.082 acres (52 linear feet) of assumed RWQCB-jurisdictional non-vegetated channel and 0.104 acre (38 linear feet) of adjacent wetlands. Project-related impacts to Encinas Creek and associated wetlands are likely subject to regulation under the Porter Cologne Water Quality Control Act.

5.3 CDFW Jurisdiction

Likely CDFW jurisdictional waters within the Project Area total 0.186 acre (90 linear feet) of modified streambed of Encinas Creek and its associated wetlands. Within the Project, Encinas Creek, includes 0.082 acres (52 linear feet) of likely CDFW-jurisdictional streambed. An additional 0.104 acre (38 linear

feet) of adjacent Southern Willow Scrub within the Project Area is likely considered CDFW-jurisdictional riparian habitat. Project-related impacts to Encinas Creek and the associated riparian areas and its associated riparian habitat would likely be subject to the terms and conditions of a CDFW Section 1602 Streambed Alteration Agreement.

5.4 CCC/City Jurisdiction

Likely CCC and City jurisdictional wetlands within the Project Area total 0.186 acre (90 linear feet) of wetland habitat. Within the Project Area, wetland habitats include 0.104 acre (38 linear feet) of palustrine wetland and 0.082 acres (52 linear feet) of riverine areas. These areas are likely subject to regulation by CCC and the City's Land Use Plan under the Coastal Act (Section 30121 of California Coastal Act).

6.0 PROJECT IMPACTS

Direct and indirect impacts associated with the Project are discussed below.

6.1 Direct Impacts

Implementation of the proposed Project will result in loss or modification of wetlands and waters associated with the removal of habitat from within the Project and restoration (removal of debris, soil, vegetation) of the grouted rip rap areas to original flow. Proposed activities include the removal of debris, sediment and vegetation within the Project Area. Following initial removal, these areas are proposed for recurring annual maintenance in conjunction with EWPCF channel cleanout and are therefore considered "permanent". Areas of proposed impacts are to be restricted to the existing footprint of the flood control channel grouted rip rap area. These areas are shown on Figure 2 and 4 as "Permanent Impact Areas" and include all areas proposed for ground disturbance, grubbing, clearing and dredging. Removal of debris and sediment is unlikely to constitute a "discharge of dredge or fill materials" into waters because it will involve excavation of materials only with no placement of fill other than incidental fallback.

Temporary impact areas will include a dewatering/settling area (with sandbag barrier), temporary sediment stockpiling and spreading areas, outside the Project and Survey Area, but within the EWPCF and South Parcel, discussed in the 2017 BRA. For the purpose of impacts analysis, use of temporary impact areas described above, including the concrete energy dissipation apron (0.035 acres, 32 linear feet), are not considered new impacts, as they are currently permitted for impacts under a CEQA Categorical Exemption and RWQCB Clean Water Act Section 401 Water Quality Certification No. R9-2017-0044. These areas are identified in Figures 2 and 3 of the 2017 BRA (Rincon 2017). Therefore, no temporary impacts are anticipated for Project implementation.

As shown in Table 2, construction of the Project is expected to directly impact a total of 0.104 (permanent) acre of likely USACE Waters of the U.S. and RWQCB Waters of the State, 0.046 (permanent) acre of likely CDFW streambeds, 0.104 acre of likely CDFW riparian habitat (permanent), 0.046 acre of likely CCC/City riverine habitat, and 0.104 acre of likely CCC/City palustrine wetland. No indirect impacts are anticipated.

Table 2. Summary of Proposed Project Impacts to Jurisdictional Resources

Jurisdictional Waters	Impacts Acres (Linear Feet)	
	Temporary	Permanent
Likely USACE Jurisdiction		
Wetland Waters of the U.S.	0	0.104 (38)
Non-Wetland Waters of the U.S.	0	0.046 (20)
Likely USACE Total Jurisdiction	0	0.150 (58)
Likely RWQCB Jurisdiction		
Wetland Waters of the State	0	0.104 (38)
Non-Wetland Waters of the State	0	0.046 (20)
Likely RWQCB Total Jurisdiction	0	0.150 (58)
Likely CDFW Jurisdiction		
Riparian Only	0	0.104 (38)
Streambed (Bank-to-Bank)	0	0.046 (20)
Likely CDFW Total Jurisdiction	0	0.150 (58)
Likely CCC/City Jurisdiction		
Palustrine Wetland	0	0.104 (38)
Riverine (Non-vegetated Channel)	0	0.046 (20)
Likely CCC/City Total Jurisdiction	0	0.150 (58)

6.2 Indirect Impacts

The Project has been designed to incorporate stormwater filtration facilities, which are expected to manage runoff and pollutant discharge during initial restoration (removal of debris, soil, vegetation) and long-term operation. Potential discharges and downstream water quality effects will be managed through the implementation of in-construction Best Management Practices (BMPs). Proposed restoration of as-designed flow is not anticipated to significantly alter or impact normal hydrologic regime. Further, downstream flow will be maintained throughout implementation of the Project. With these considerations, indirect impacts to both on-site and off-site jurisdictional waters are not anticipated.

6.3 Permit Authorization

USACE, RWQCB, CDFW, and CCC jurisdictional waters are regulated by the U.S. and State of California governments. To avoid permitting requirements of these agencies, all impacts to jurisdictional waters would need to be avoided. Impacts proposed for the Project would require the following permit authorizations prior to Project development:

- 1) Impacts to Waters of the U.S. would require a CWA Section 404 permit issued by USACE
- 2) Impacts to Waters of the State would require a Porter-Cologne Water Quality Control Act Section 401 permit issued by RWQCB
- 3) Impacts to CDFW-jurisdictional streambeds and riparian areas would require a Lake and Streambed Alteration Act Section 1602 permit issued by CDFW

- 4) Impacts to CCC/City jurisdiction would require a Coastal Development Permit issued by the California Coastal Commission

7.0 SURVEYOR CERTIFICATION

This report was prepared for Encina Wastewater Authority. All data, statements, analyses, findings and attachments within this report are accurate and truthful in terms of describing the existing conditions and the Project as proposed to Blackhawk Environmental and are based on best available knowledge at the time of the report. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Blackhawk Environmental accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.



Ian Maunsell
Senior Biologist

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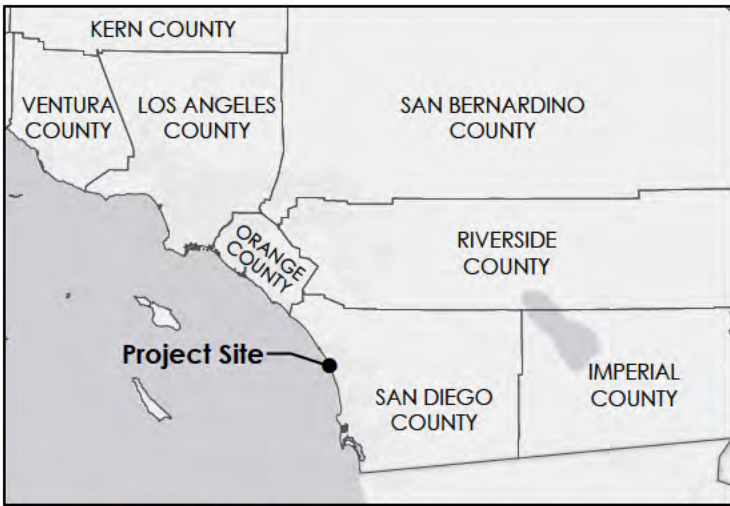
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ATTACHMENT A

Figures





Source: City of Carlsbad SanGIS CCC Aerial Photo: SANDAG & SanGIS 2017
 Base maps: Esri Light Gray Canvas Esri World Topographic

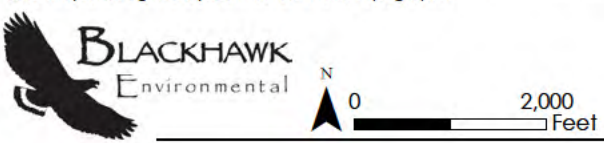
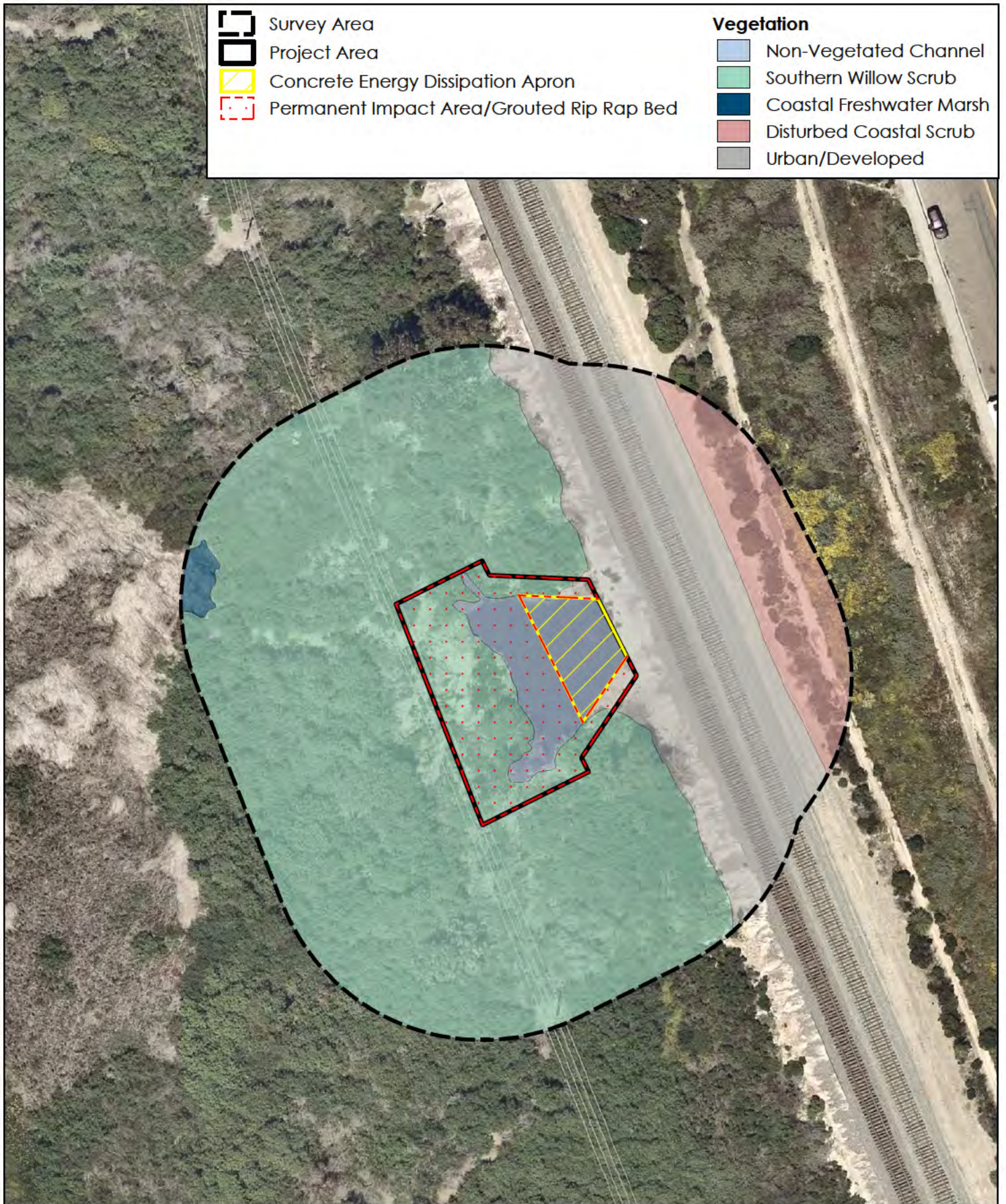


Figure 1
Project Vicinity and Location
Within City of Carlsbad HMP and CCC Boundaries
 Encina Wastewater Authority
 Flood Control Channel Rip Rap Maintenance Project



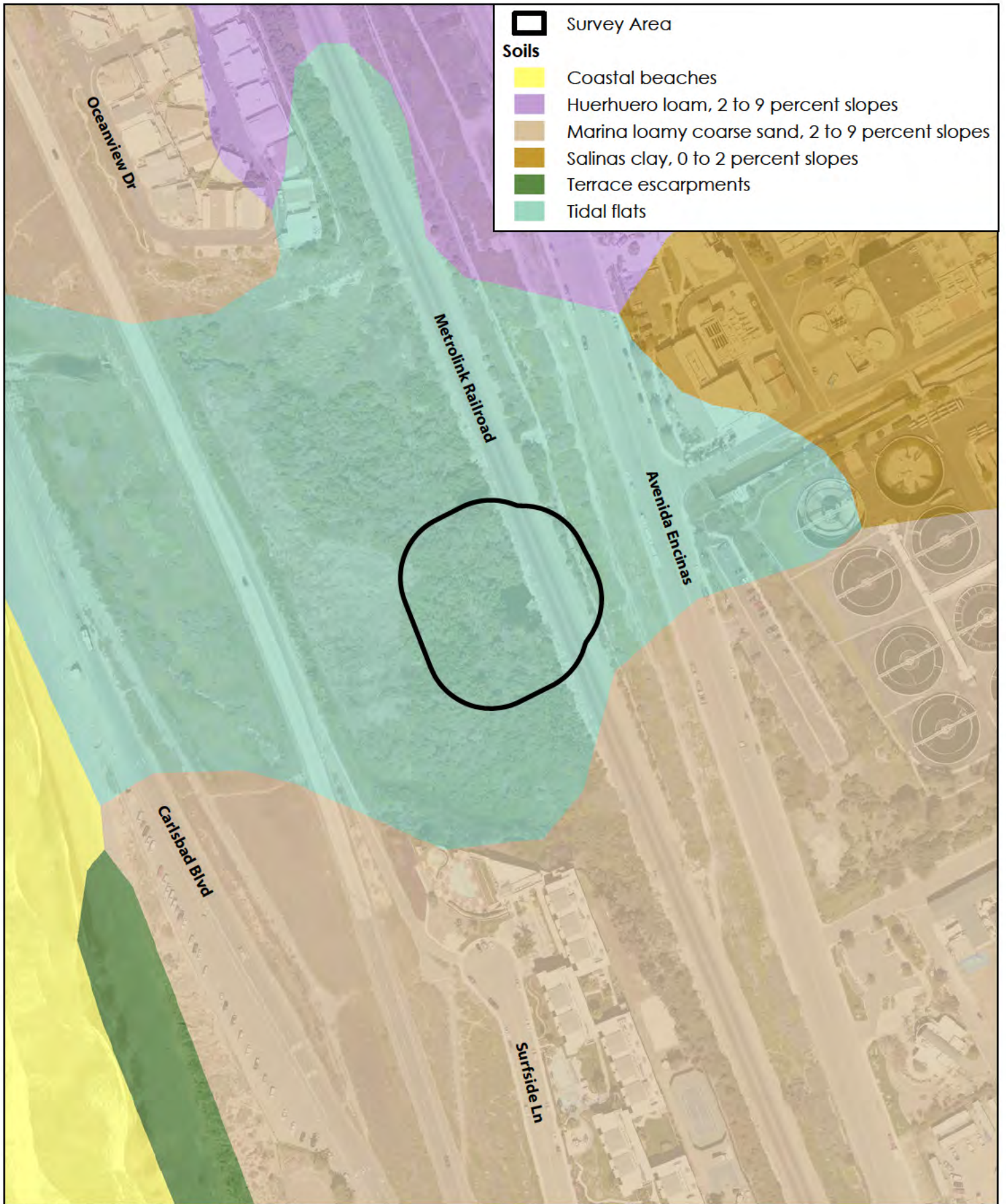
Aerial Source: Nearthmap 2020

Figure 2

Vegetation Communities/Land Use Cover Types

Encina Wastewater Authority
 Flood Control Channel Rip Rap Maintenance Project

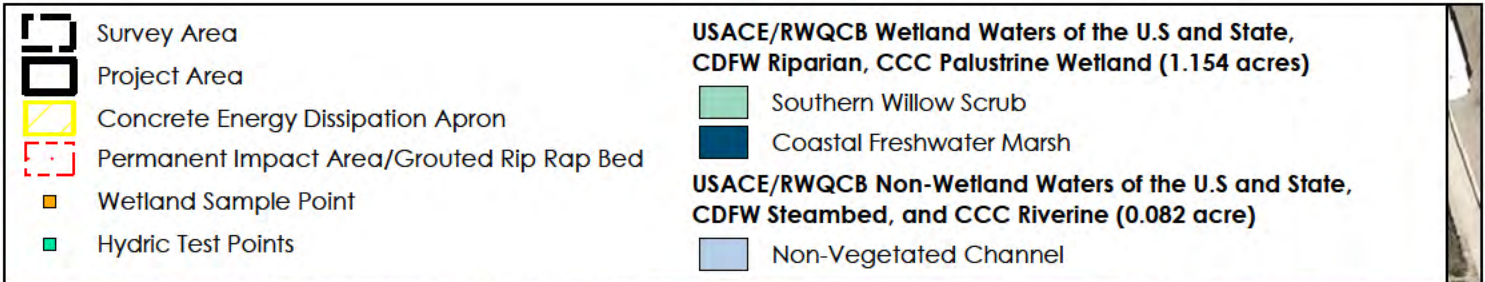




Source: USDA NRCS Aerial Photo: SANDAG & SanGIS 2017

Figure 3

Soils



Aerial Source: Nearmap 2020

Figure 4



Jurisdictional Delineation

Encina Wastewater Authority
Flood Control Channel Rip Rap Maintenance Project

ATTACHMENT B

Site Photographs





Photo 1: An overview of the southern willow scrub habitat and non-vegetated channel looking northwest from the eastern edge of the Project site.



Photo 2: A representative photo of the non-vegetated channel surrounded by the southern willow scrub habitat looking east/northeast from the southwest edge of the channel.



Photo 3: Another representative photo of the non-vegetated channel surrounded by the southern willow scrub habitat looking north from the southwest edge of the channel.



Photo 4: A representative photo of the interface of the non-vegetated channel and the surrounding southern willow scrub habitat at the southwest edge of the channel.



Photo 5: A representative photo of a soil test pit containing hydric indicators in the southern willow scrub habitat adjacent to the non-vegetated channel.



Photo 6: A representative photo showing hydric soils from a sampling pit in the southern willow scrub habitat. Note the prominent redox concentrations in the soil matrix, visible as rusty-colored plotches and as pore linings.

ATTACHMENT C

Jurisdictional Delineation Data Forms



WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Encina Water Authority City/County: Carlsbad/San Diego Sampling Date: 10-2-20
 Applicant/Owner: Encina Water Authority State: CA Sampling Point: 1
 Investigator(s): Kris Alberts, Desiree Johnson, Lorer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): flat southern willow scru Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): C Lat: 33.114762 Long: -117.322389 Datum: NAD 83
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil , or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: _____ _____ _____	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10' x 10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Salix lasiolepis</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. <u>Eucalyptus globulus</u>	<u>30</u>	<u>No</u>	<u>UPL</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>70</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				
1. <u>None</u>	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>5</u> x 1 = <u>5</u> FACW species <u>3</u> x 2 = <u>6</u> FAC species <u>50</u> x 3 = <u>150</u> FACU species _____ x 4 = _____ UPL species <u>32</u> x 5 = <u>160</u> Column Totals: <u>90</u> (A) <u>321</u> (B) Prevalence Index = B/A = <u>3.57</u>
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
Herb Stratum (Plot size: <u>10' x 10'</u>)				
1. <u>Xanthium strumarium</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Pluchea odorata</u>	<u>5</u>	<u>Yes</u>	<u>OBL</u>	
3. <u>Apium graveolens</u>	<u>3</u>	<u>No</u>	<u>FCW</u>	
4. <u>Erigeron candensis</u>	<u>1</u>	<u>No</u>	<u>UPL</u>	
5. <u>Euphorbia sp.</u>	<u>1</u>	<u>No</u>	<u>UPL</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
	<u>20</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. <u>None</u>	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>70</u> % Cover of Biotic Crust <u>0</u>				

Remarks: Bare ground consists of ample leaf litter and some open water.

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 3/1	98	10YR 5/8	2	C	PL	sandy cl	sandy clay loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) **(LRR C)**
- 1 cm Muck (A9) **(LRR D)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR C)**
- 2 cm Muck (A10) **(LRR B)**
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

Annual scouring during flood events and sedimentation results in hydric indicators jumbled in the soil horizon.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) **(Nonriverine)**
- Sediment Deposits (B2) **(Nonriverine)**
- Drift Deposits (B3) **(Nonriverine)**
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)
- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) **(Riverine)**
- Sediment Deposits (B2) **(Riverine)**
- Drift Deposits (B3) **(Riverine)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): _____
 Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

463

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 8.00 FEES: 16.00
AF: 7.00
MF: 1.00

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
City Clerk)
CITY OF CARLSBAD)
1200 Carlsbad Village Drive)
Carlsbad, California 92008)

Space above this line for Recorder's use

Parcel No. 214-010-01-00 CT93-10

**HOLD HARMLESS AGREEMENT
DRAINAGE**

In consideration of the City's approval of a grading plan (Plan No. 341-2A and/or improvement plans (Plans No. 341-2) for development to occur on property described as Carlsbad Seapointe Resort (CT 93-10), We Carlsbad Seapointe Resort L.P. the owner(s) of said property promise to indemnify and to hold the City of Carlsbad and any of its agencies or employees harmless from liability for injuries to persons, or damage to or taking of property, directly or indirectly caused by the 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 approved plans; or by the design, construction or maintenance of the drainage system or other improvements identified in the approved plans.

Approval of the plans by the City shall not constitute an assumption by the City of any responsibility for such damage or taking. City shall not be an insurer or surety for the design or construction of the improvements pursuant to the approved plans, nor shall any officer or employee thereof be liable or responsible for any accident, loss or damage happening or occurring during the construction work or improvements as specified in this agreement.

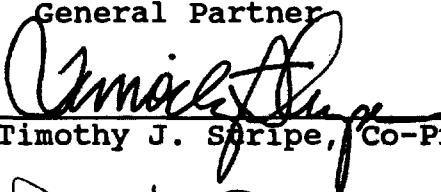
It is further agreed that the ⁴⁶⁴above owner(s) will maintain all drainage systems to insure a free flow to a satisfactory point of discharge unless said systems are accepted as public facilities.

It is further agreed that this agreement shall be binding on all heirs, successors or assigns having an interest in all or any part of the property described herein.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29 day of May, 1995.

Carlsbad Seapointe Resort, L.P., a California Limited Partnership


By: Continental Commercial Corporation,
General Partner

By: 
Timothy J. Sripe, Co-President

By: 
David S. Brown, Co-President & Secretary

APPROVED AS TO FORM:

RONALD R. BALL
City Attorney

By: 
Deputy City Attorney

(Proper notarial acknowledgment of execution by the OWNER(S) must be attached).

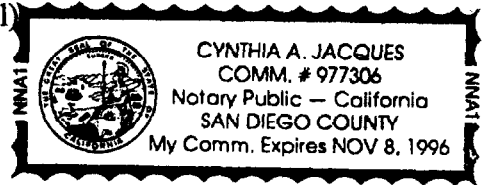
State of California }
County of San Diego } SS.

On May 29, 1995, before me, Cynthia A. Jacques, Notary Public, personally appeared Timothy J. Stripe, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cynthia A. Jacques
Notary Public

(Seal)



State of California }
County of San Diego } SS.

On May 29, 1995, before me, Cynthia A. Jacques, Notary Public,
personally appeared David S. Brown, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he/she executed the same in his/her authorized capacity,
and that by his/her signature on the instrument the person, or the entity upon behalf of which
the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cynthia A. Jacques
Notary Public

(Seal)

