

## DOCKETED

<b>Docket Number:</b>	07-AFC-06C
<b>Project Title:</b>	Carlsbad Energy Center - Compliance
<b>TN #:</b>	203131
<b>Document Title:</b>	September 24, 2014 - Public Workshop, General Pan
<b>Description:</b>	N/A
<b>Filer:</b>	April Dearbaugh
<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
<b>Submission Date:</b>	9/30/2014 1:35:51 PM
<b>Docketed Date:</b>	9/30/2014

# General Plan Update Fact Sheet

## History/Background

- Existing general plan was last comprehensively updated 20 years ago (1994).
- Current update process started in 2008.
- Carlsbad's updated general plan was based on extensive community input and supports the vision our residents have for the future of their city.
- Some 8,000 residents, property and business owners participated in visioning process through community workshops, small group interviews, city-wide surveys, and citizen committee meetings (EC3).
- The general plan update is based on community values that arose from the extensive community outreach process.

## Recent Milestones and Current Status

- Draft general plan published on 2/28/14.
- City commissions and boards briefed on General Plan, March – May 2014.
- Climate Action Plan (CAP) and draft EIR released 3/18/14, initiating formal public comment period.
- Public comment period closed on 6/21/14.
- City reviewing and preparing responses to all comments, and finalizing draft General Plan, CAP, and EIR.
- Adoption Hearings:
  - Planning Commission – November 2014
  - City Council – January 2015

## Key Changes

- Land use changes to implement key strategies: bring residents closer to services; “activate” waterfront; reinforce employment core; and meet state housing law requirements.
- General Plan envisions redevelopment of existing Encina Power Station site as well as SDG&E North Coast Service Center for visitor-serving commercial and open space uses.
- General Plan accommodates new power station (CECP) between I-5 and railroad.

## Next Steps

After the general plan, EIR and climate action plan are adopted:

- Submit land use and zoning changes to Coastal Commission for approval of changes to properties in the coastal zone – (1<sup>st</sup> quarter 2015).
- Complete Zoning Ordinance Update – (3<sup>th</sup> quarter 2015).
- Local coastal program to align with new General Plan and obtain local permit authority for deferred certification areas, including Agua Hedionda segment – (3<sup>rd</sup> quarter 2016).

## **Special Planning Considerations**

### **Carlsbad Boulevard/Agua Hedionda Center (pp. 2-32 - 2-33)**

This area currently contains the Encina Power Station (EPS), whose 400-foot exhaust stack and 965 megawatt power plant has been a landmark near the edge of Agua Hedionda Lagoon and the ocean since the mid-1950s. The EPS is slated for decommissioning and demolition in the near future. The General Plan envisions redevelopment of the EPS, as well as the adjacent SDG&E North Coast Service Center, with visitor-serving commercial and open space uses to provide residents and visitors enhanced opportunities for coastal access and services, reflecting the California Coastal Act's goal of "maximizing public access to the coast."

The General Plan also envisions that a new power plant will be built in an area between the railroad tracks and I-5 freeway. The new, approximately 600 megawatt facility will be constructed and operated utilizing peaker-plant technology (rather than as a base load or combined-cycle facility). Compared to the existing plant, the new power plant will be lower profile and have less impact on the environment by being constructed away from the coastline and partially below grade, and by utilizing current peaker-plant technology that significantly reduces its visual profile, hours of operation, noise, air pollutant and greenhouse gas emissions, and eliminates the use of ocean water for cooling.

A portion of the area west of the railroad tracks contains the site where the Carlsbad seawater desalination project is being built. The desalination project was approved in November 2012 and will provide a portion of the city's potable water needs. The desalination project is under construction and is due to be completed in 2016. Also, SDG&E operates the Encina substation on approximately 10 acres of the EPS site west of the railroad tracks. The substation is expected to continue in operation for the foreseeable future.

# Excerpts from Draft Land Use and Community Design Element

## Goals and Policies

### Policies

#### *Carlsbad Boulevard/Agua Hedionda Center (pp. 2-50 - 2-52)*

##### **2-P.79** West of the railroad tracks:

- Decommission, demolish, remove and remediate the Encina Power Station site, including the associated structures, the black start unit and exhaust stack according to the provisions of a settlement agreement dated January 14, 2014, between and among the City of Carlsbad and the Carlsbad Municipal Water District (CMWD), Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company (SDG&E).
- The desalination plant shall remain on approximately 11 acres (six acres for the desalination plant and approximately five acres of non-exclusive easements) west of the railroad tracks.
- Redevelop the Encina Power Station site, along with the SDG&E North Coast Service Center site, with a mix of visitor-serving commercial uses, such as retail and hotel uses, and with new community-accessible open spaces along Agua Hedionda Lagoon and the waterfront (Carlsbad Boulevard). Encourage community gathering spaces, outdoor dining, and other features to maximize potential views of the ocean and the lagoon. Encourage shared parking arrangements so that a greater proportion of development can be active space rather than parking.
- Determine specific uses, development standards, infrastructure, public improvements, site planning and amenities through a comprehensive planning process (e.g., specific plan, master plan, etc.) resulting in a redevelopment plan approved by the City Council. The redevelopment plan boundaries should include the Encina Power Station and the SDG&E North Coast Service Center sites.
- Work with SDG&E to identify a mutually acceptable alternative location for its North Coast Service Center. Work with SDG&E, as part of a long-term plan, to identify and ultimately permit an alternate site for its Encina substation.

##### **2-P.80** Between I-5 and the railroad tracks:

- Support construction of a new power plant as described in a settlement agreement dated January 14, 2014, between and among the City of Carlsbad and the Carlsbad Municipal Water District (CMWD), Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company (SDG&E). The new power plant will include the following characteristics:
  - Power output will be limited to approximately 600 megawatts and will be constructed and operated utilizing peaker-plant technology (rather than as a base load or combined-cycle facility).
  - The power plant will not operate between the hours of midnight and 6 a.m., except to the extent reasonably required for reliability-related purposes or as otherwise required by the ISO tariff.
  - Generator units will be placed below grade to minimize the power plant's visual profile.
  - The power plant will utilize current peaker-plant technology that significantly reduces noise, air pollutant and greenhouse gas emissions, and eliminates the use of ocean water for cooling.
  - Other features as described in said settlement agreement.
- Provide an open space buffer along the lagoon's south shore between the railroad tracks and I-5.

## **Land Use Designations and Density/Intensity Standards**

### **Land Use Designations (pp. 2-14 - 2-17)**

#### **Visitor Commercial (VC)**

This designation is intended to provide sites for commercial uses that serve the travel and recreation needs of visitors and residents, as described in Table 2-4.

#### **Public (P)**

This designation is intended to provide for schools, government facilities (civic buildings, libraries, maintenance yards, police and fire stations), public/quasi-public utilities, airport sites, and other facilities that have a public/quasi-public character.

#### **Open Space (OS)**

This designation includes natural resource areas (e.g. habitat, nature preserves, wetlands); areas for production of resources (e.g., agriculture, aquaculture, and water reservoirs); recreation and aesthetic areas (e.g., parks, beaches, greenways, trails, campgrounds, golf courses, and buffers between land uses); and open space for public safety (e.g., steep slopes, floodplains, bluffs).

## Excerpts from Draft Land Use and Community Design Element

TABLE 2-4: CHARACTERISTICS OF COMMERCIAL LAND USES (p. 2-19)

TYPE OF COMMERCIAL LAND USE	LOCAL SHOPPING CENTER		GENERAL COMMERCIAL	REGIONAL SHOPPING CENTER	VISITOR COMMERCIAL
	REQUIRED OF ALL LOCAL SHOPPING CENTERS	POSSIBLE ADDITIONAL OPTION			
Primary Trade Area Focus	Local neighborhood	Community-serving	Local neighborhood and/or community-serving	Regional	Visitor-serving
Anchor Tenants (examples)	Provides daily goods - supermarket, large drug store	Department stores, apparel stores, specialty-goods store, home improvement store, entertainment uses	Wholesale products, department stores, home improvement stores, offices, motels/hotels, entertainment uses, retail goods and commercial services. May be a stand-alone use.	Full-line department stores (2 or more), factory outlet center, "power center" of several high-volume retail uses, including general merchandise, automobile sales, apparel, furniture, home furnishings, etc.	Hotel/motel, restaurant, recreation facilities, museums, travel support services, specialty food/retail, and visitor-serving retail and entertainment uses. May be a stand-alone use.
Secondary Tenants (examples)	Restaurants, small neighborhood serving retail and offices, personal grooming services, gas station, cleaners	Retail, commercial services, public facilities (i.e. library, post office)	Secondary tenants not required	Full range of specialty retail, restaurants, entertainment, convenience stores, service facilities, business and professional offices	Secondary tenants not required
Mixed Use – Commercial and Residential (optional)	N/A	See note 1	See note 1	See note 1	Not Permitted
Site Size (acres)	8 – 20	To 30	Varies	30 – 100	Varies
Gross Lease Area	60,000 – 150,000 (sq. ft.)	Up to 400,000 (sq. ft.)	Varies	300,000 to 1.5 million (sq. ft.)	Varies
Primary Trade Area Drive Time	5 – 10 minutes	10 – 20 minutes	5 – 20 minutes	20 – 30 minutes	Varies
Primary Trade Area Radius	1.5 miles	3 – 5 miles	3 to 5 miles	8 – 12 miles	Varies
Primary Trade Area Population	10,000 – 40,000 people	40,000 – 150,000 people	Up to 150,000	150,000+ people	Varies
1 Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).					

Existing General Plan Land Use



Proposed General Plan Land Use



NRG Power Plant (APN 210-010-46) - Existing and Proposed General Plan Land Use



NRG Power Plant (APN 210-010-46) - Existing and Proposed Zoning