

2.2 IMPACT FOR LAND USE

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The analysis of impacts on land use with and without the WIPP project, included determining: 1) total new land required for residential development; 2) total new land required for multi-family dwellings; 3) total new land required for mobile home parks and subdivisions; 4) total new commercial land required; 5) total new industrial land use; and 6) total new land devoted to public rights-of-way.

Based on the analysis of these types of demand it was determined that 604 undeveloped acres would be placed into use. There is adequate undeveloped acreage within the City of Carlsbad for all types of land use required except mobile home parks and mobile home subdivisions. An additional 45 acres must be zoned for mobile home parks and an additional 15 acres must be zoned for mobile home subdivisions if the WIPP project locates in Carlsbad.