

CARLSBAD TOMORROW GROWTH MANAGEMENT COMMITTEE
SEPTEMBER 22, 2022

FACTS:

1. Zone 9 (the southwest quadrant of Carlsbad) is short 30 acres of open space per city ordinance 29.10.130.
2. City ordinance 29.10.130 states "Open Space Standard: Fifteen percent [15%] of the total unconstrained developable land area in the Local Facility Management Zone (LFMZ) must be set aside for permanent open space and must be available concurrent with development".
3. Ponto developers were falsely exempted from this standard.
4. The city's first attempt to develop this area (The Ponto Beach Village project) was denied by the Coastal Commission.
5. The Coastal Commission required the city to investigate this area for "visitor serving uses, i.e. a public park.". You are now in a position to do this!
6. There is a 14.3 acre lot available that would make a perfect coastal park in this area. This lot could be purchased at a huge taxpayer savings of \$20 - \$40 million compared to the currently proposed PCH relocation project that does not add a single square foot of city land.
7. The people for ponto group, *Batiquitos Lasoon Foundation*, residents in the southwest quadrant, surfriders foundation, and many other groups and citizens overwhelmingly support a coastal park at ponto.
8. We've been asking the city to work with us for over 5 years to address the open space standard and park space deficiency to no avail.
9. A Ponto park is consistent with all the elements of the community vision. We are told this document is used to make growth management decisions. This has been detailed to the mayor and city council in official meetings and ignored.
10. Please work with us to address these deficiencies. This is the southern border and entrance to Carlsbad. We, no not we, YOU have the opportunity to make something special and permanent at the southern entrance to our city.
11. The city is leaving us very few options to address our concerns with the exception of a potential lawsuit. Please do not force us down this path.

Respectfully submitted by Dr. John Gama, Pharm.D, Resident of Zone 9 and Carlsbad citizen

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Your fellow People for Ponto Citizens sent you many data files confirmed by official Carlsbad Public Records Requests including these **City maps** documenting the unfair distribution of Parks and that the GMP Open Space Standard was/is not met at Ponto. These Maps don't lie. They show what is true - Ponto is missing 30-acres of GMP Open Space and Ponto/Coastal South Carlsbad is UNSERVED by Parks. This is clear as day. The excuses in your report to try to wiggle out of these facts is simply trying to cover-up the on-the ground truth and reality. Your fellow Carlsbad Citizens need your help to create a much needed Ponto Park and fix the Open Space mistakes done at Ponto.

We shared wonderful news that we have "willing seller" of 14 acres of Ponto land that will be a world-class Coastal Park for Carlsbad. 14 acre Ponto Park has world-class ocean/lagoon views, provides adequate dimensions to host profitable community/special events, and allows the city to apply for park grants. You have a video showing Ponto Park's greatness.

And wow, we can have this 14 acres of NEW world-class City Park land at a \$20-40 million tax-payer cost savings compared to the City's proposed 2.3 miles of PCH Relocation. Ponto Park saves tax-payers money and we can do so much good for other areas of Carlsbad with that savings! Carlsbad's 2001 studies show PCH Relocation does not buy one single square foot of new City land; it only rearranges Existing Facilities to maybe create a few small isolated narrow land fragments along a roadway. Ponto Park provides Citizens what they want, saves tax-payers \$20-40 million, and gets 14 MORE acres of waterfront park. Coastal Park land is much needed for South Carlsbad - 62% of Carlsbad's population. Carlsbad Citizens overwhelmingly asked for this Ponto Park and we ask you to put world-class Ponto Park into your GMP Update Recommendations to the Council and-save tax-payers \$20-40 million. P4P Citizens can help you with revenue/grant support.

You have a once in a lifetime opportunity to do something truly needed, great and world-class for Carlsbad. Please seize this wonderful opportunity. You will be forever remembered based on your decision. Don't be shortsighted. If Ponto is developed Park & Open Space opportunities will be lost forever. Please listen to your fellow citizens, look at the Maps, data and logic; be fair to South Carlsbad citizens and families;, and invest for our shared Carlsbad future. You can be great. Be great.

No Coastal Park in South Carlsbad

- Appx. 6 miles of Coast without a Coastal Park is a City & Regional need
- South Carlsbad has 64,000 residents & thousands of hotel visitors without a Coastal park
- Closest park to Ponto is Poinsettia Park, approx. 2.5 miles across I-5
- Proposed Veterans Park is approx. 6 miles away



Current 2015 Carlsbad Park Master Plan pp 86-89, circled areas are Served by Parks & areas outside circles are Not Served by Parks & areas where Carlsbad's Park Master Plan says new City parks should be added.



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]
<u>X 15%</u>	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]