

From: [Lance Schulte](#)
To: [Growth Management Committee](#); [Council Internet Email](#); [City Clerk](#); [Kyle Lancaster](#); [Eric Lardy](#); ["Smith, Darren@Parks"](#); ["Homer, Sean@Parks"](#); ["Sean Adams"](#); ["Moran, Gina@Parks"](#); [Boyle, Carrie@Coastal](#); ["Prahler, Erin@Coastal"](#); ["Ross, Toni@Coastal"](#)
Cc: info@peopleforponto.com
Subject: Thank you and Public input for Carlsbad LCPA-Parks Master Plan & Growth Management Plan Updates - do the right and smart thing for our future
Date: Tuesday, April 25, 2023 12:16:02 PM

Dear Carlsbad Tomorrow Growth Management Committee:

Thank you for your service.

Your recommendations are a first initial step in the right direction to acknowledge and recommend correction of the documented existing, and growing, Park and Useable Open Space shortfalls and inequities at Ponto and South Carlsbad. The unfairness (both amount and location) of these city facility impacts over 62% of Carlsbad's families and the majority of Carlsbad's visitor industry. Thus this inequitable distribution/location and shortage of these facilities greatly negatively impacts all of Carlsbad's social quality of life and our City's fiscal sustainability. This unfairness is amplified at Ponto due to the current 40% higher population density at Ponto then the rest of Carlsbad due to past conversion of prior Ponto Useable Open Space land uses to Residential by the City on behalf of past, and current, developer requests. Failure to adequately correct these city Park and Useable Open Space facility locational inequities in Coastal South Carlsbad will over time undermine and degrade Carlsbad's comparative positions relative to other cities.

It is illogical, and many Carlsbad citizens think very inappropriate, that the Committee was prevented from making logical and reasoned location specific recommendations regarding the inadequate distribution and amount of Growth Management Park and Open Space facilities and land uses at Ponto and Coastal South Carlsbad. All City Growth Management Facilities and land uses are by definition location specific. City parks, open space, fire stations, school, drainage-sewer-storm water facilities, and roads all have location specific "service areas" based on the magnitude of surrounding population demands (aka Carlsbad homes, neighborhoods and communities) that need those services. If a neighborhood needs an accessible/useable city park for children to play, or a neighbored needs an intersection/ road to correct neighborhood congestion the solution is location (neighborhood) specific. Providing a park or roadway improvements miles away and saying that solves that neighborhood's park and intersection/road problems is dishonest and a misallocation/waste of tax-payer money by not solving those neighborhood location specific City facility problems.

In the mid-1980's when I was involved in Carlsbad's initial Growth Management Plans we had to address location specific Growth Management facility shortfalls and provide location specific Growth Management facility corrections. Locations of facilities are clearly seen and discussed in the initial Growth Management Plans as new correcting city facilities were plotted and planned for under Growth Management. Why the CTGMC was prevented to do the same type of analysis makes no sense.

Not honestly addressing and making logical (and tax-payer responsible) location specific recommendations to correct this unfairness and dysfunction is counter to good planning practice. Failure to honestly correct this unfairness ignores fundamental moral and ethical principles. All Carlsbad neighborhoods should have fair, equitable, adequate sized and located City Quality of Life facilities. Failure to address locational specific City park facility shortfalls and unfairness results in substandard neighborhoods and communities whose children and families are forced to use Streets, railroad right-of-way, or destroy protected habitat land to use as people Parks. Your fellow citizens have told you this and you have been shown the pictures. This will only get worse with increased resident and visitor population increases, if not corrected now.

We hope you will be positively engaged in a responsible and honest follow-up by the City Council and CA Coastal Commission to use tax-payer money wisely (i.e. the cost effective purchase of vacant land at Ponto) to correct the Coastal Park and Useable Coastal Open Space unfairness documented, and extensively communicated to the Committee, City Council and Commissions, and CA Coastal Commission.

The City allowed (and is proposing more) Ponto developers to change Useable Open Space land use to increase residential development density to over 40% higher than the rest of Carlsbad. Correcting the Park, Useable Open Space, and development density imbalances is needed now while we have cost-effective vacant unplanned land at Ponto.

We all Own our actions, or inactions, in how we take the next positive steps to address the well documented unfairness and corrosive situation that, if uncorrected, will degrade “Carlsbad Tomorrow” and our Coastline for current and future generations.

Thank you again for your service on the Carlsbad Tomorrow Growth Management Committee. Our work for a new and better Carlsbad Tomorrow is just starting.

Again Mahalo Nui Loa, and Aloha Aina,

Lance Schulte

Copy: Carlsbad City Council, Planning and Parks Commissions, and CA Coastal Commission

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.