



Feb 11, 2019 01:26 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER
FEES: \$115.00 (SB2 Atkins: \$75.00)

PCOR: AFNF

PAGES: 3

RECORDING REQUESTED BY:

Chicago Title Company - *COMMERCIAL DIVISION*

**MAIL TAX STATEMENT TO
AND WHEN RECORDED, MAIL TO:**

Jackson, DeMarco, Tidus & Peckenpaugh
2030 Main Street, Suite 1200
Irvine, California 92614
Attention: Steven J. Dettmann, Esq.

9232-002-KAP
989-23087407-B-SG4
APN: 216-140-43

(Space Above for Recorder's Use Only)

THE UNDERSIGNED GRANTOR DECLARES:

"The value of the property in this conveyance,
exclusive of liens and encumbrances is \$100 or less.
and there is no additional consideration
received by the grantor, R & T 11911."

Documentary Transfer Tax is \$0
Consideration less than \$100

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SHOPOFF ADVISORS, L.P., a Delaware limited partnership ("**Grantor**"), hereby remises,
releases and quitclaims to LSF5 CARLSBAD HOLDINGS, LLC, a Delaware limited liability
company ("**Grantee**"), all of its right, title and interest in and to that certain real property located
in the City of Carlsbad, County of San Diego, State of California, more particularly described on
Schedule "1" attached hereto (the "**Property**").

The purpose of this quitclaim is to confirm that Grantor has relinquished any and all
rights that Grantor had to the Property pursuant to that certain Option Agreement dated June 13,
2013, as same may have been amended (the "**Option Agreement**"), between Grantor and
Grantee, as said Option Agreement is described in that certain Memorandum of Option dated
November 25, 2013, and recorded in the Official Records of said County as Instrument
No. 2013-0699160.

GRANTOR:

SHOPOFF ADVISORS, L.P.,
a Delaware limited partnership

By: The Shopoff Corporation, a
Delaware corporation, its General
Partner

By:
William A. Shopoff, President

This document filed to record by Chicago Title Insurance Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Orange

On November 26th, 2013, before me, TERRI HOVDESTAD, Notary Public
(here insert name and title of the officer)

personally appeared William A. Shopoff
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



(SEAL)

Schedule "1"
(to Quitclaim Deed)

Legal Description of the Property

All that certain real property situated in the City of Carlsbad, County of San Diego, State of California, more particularly described as follows:

PARCEL 1: PARCEL 1 AS DESCRIBED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR ADJUSTMENT PLAT RECORDED JUNE 3, 2011 AS INSTRUMENT NO. 2011-0284873, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 1 AND 2 TOGETHER WITH A PORTION OF THE STREET ADJOINING SAID LOTS, SHOWN AS AVENIDA ENCINAS, WHICH STREET PORTION WAS SUMMARILY VACATED BY RESOLUTION RECORDED AUGUST 3, 2011 AS INSTRUMENT NO. 2011-0394673, AS SHOWN ON MAP NO. 11290, RECORDED JULY 16, 1985 AS FILE NO. 85-253280 OF OFFICIAL RECORDS, AND WHICH PARCEL 1 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID MAP 11290; THENCE, ALONG THE EAST LINE OF SAID MAP 11290, SOUTH 21°08'29" EAST 1122.87 FEET TO THE CENTERLINE OF AVENIDA ENCINAS PER FILE NO. 1994-0612500, RECORDED OCTOBER 10, 1994; THENCE, LEAVING SAID EAST LINE ALONG SAID CENTERLINE, SOUTH 56°33'41" WEST 26.46 FEET TO THE BEGINNING OF A 670 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'17" A DISTANCE OF 183.45 FEET; THENCE SOUTH 72°14'58" WEST 323.87 FEET TO THE WESTERLY LINE OF SAID MAP 11290; THENCE, LEAVING SAID CENTERLINE ALONG SAID WESTERLY LINE, NORTH 17°30'57" WEST 229.06 FEET; THENCE NORTH 4°41'37" WEST 913.85 FEET; THENCE NORTH 0°09'24" EAST 110.33 FEET TO THE NORTHWEST CORNER OF SAID MAP 11290; THENCE, ALONG THE NORTHERLY LINE OF SAID MAP, NORTH 89°59'04" EAST 233.90 FEET TO THE POINT OF BEGINNING.

APN: 216-140-43

People for Ponto

Develop Ponto Right

Re: Land Opportunity to Correct the Parks and Open Space Deficit at Ponto

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

I am informed that:

- 1) There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
- 2) There is a 30-acre open-space deficit in Zone 9 (Ponto area - west of I-5 and south of Poinsettia).
- 3) The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of Carlsbad residents and visitors.
- 4) And most importantly, I am informed that the 11-acre Planning Area F is NOW available for purchase.

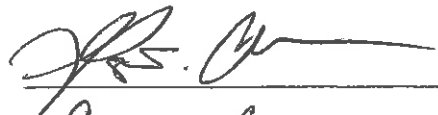
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- I want the City of Carlsbad to budget money in their capital improvement program to purchase Planning Area F and build a park at Ponto to serve residents and visitors alike.
- I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.
- I am not in favor of future residential development at Ponto.
- _____

I request that my comments be put on record in the official public records for Planning Area F.

Thank you.

Sign:



Print Name:

Gary Cunneen

Date:

10/26/2019

Address:

1740 Dylan Way
Encinitas 92024

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Thank you.

Sign:

R Matthews

Print Name:

Raegan Matthews

Date:

10/26/19

Address:

7509 Solano Street
Carlsbad, CA 92009

8

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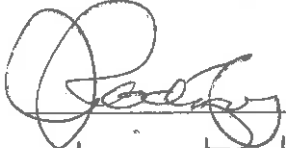
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Thank you.

Sign: 

Print Name: Janice Rodriguez

Date: 10-26-2019

Address: 7185 Estrella de Mar #B
Carlsbad 92009

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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- _____

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Thank you.

Sign:

Belinda A. Harris

Print Name:

Belinda Harris

Date:

10/16/19

Address:

*7477 Mermaid Ln
Carlsbad 92011*

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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REASONABLE - SUSTAINABLE Development only

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Thank you.

Sign: 

Print Name: RANDALL HARRIS

Date: 10-26-19

Address: 7477 MERMAID LN -
CARLSBAD

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Thank you.

Sign: 

Print Name: ROBERT WILKINSON

Date: OCT 20 2017

Address: 1277 CARVER DR
CARLSBAD

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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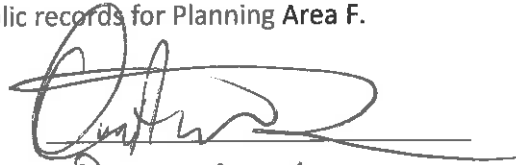
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Thank you.

Sign:



Print Name:

Omar A. Muniz

Date:

26 Oct 2019

Address:

266 N El Camino Real
Oceanside, CA 92058

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Thank you.

Sign: 
Print Name: JORDAN GUERBER
Date: 10/26/19
Address: OCEANSIDE, CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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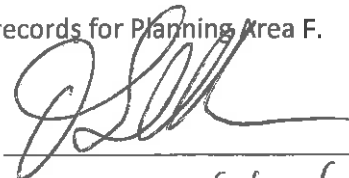
Thank you.

Sign: _____

Print Name: _____

Date: _____

Address: _____



Dan Schlenker

10/26

825 N. Cleveland St. Unit #
Oceanside, CA 92054

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Sign:

Print Name:

Date:

Address:



Jamie T. Simon

10/26/2019

1714 Eolas Ave. Encinitas

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Sign:

Print Name:

Date:

Address:



Alexis Honeycutt

10.26.19

6439 olea ln 92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Praher@coastal.ca.gov; info@peopleforponto.com

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- _____

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Thank you.

Sign: K. Honeycutt
Print Name: Kessie Honeycutt
Date: 10/26/19
Address: 6439 Olea Ln #108
Carlsbad CA 92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

Re: Land Opportunity to Correct the Parks and Open Space Deficit at Ponto

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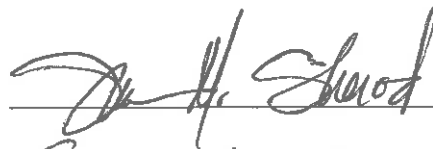
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it is critical to preserve the open public beaches for us and sealife/wildlife.

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Thank you.

Sign:



Print Name:

SUSAN M. SHEROD

Date:

OCT. 26, 2019

Address:

123 Camino de las Flores
ENCINITAS, CA 92024

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Thank you.

Sign: Kate P.

Print Name: Kate

Date: 12-26-19

Address: Escondido

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Praher@coastal.ca.gov; info@peopleforponto.com

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Develop Ponto Right

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Sign: _____

Print Name: _____

Date: _____

Address: _____

Tiffany Tregellas
Tiffany Tregellas
10/20/19
CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Thank you.

Sign: _____

Print Name: Jeannie Bertley

Date: 10-24-19

Address: CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Praher@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Sign: _____

Print Name: _____

Date: _____

Address: _____

ML

Maya Crnkovich

10/26/19

7328 binnacle dr

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Thank you.

Sign: 

Print Name: Hilton Sher

Date: 11/26/19

Address: 7449 Tribal Ln, Carlsbad
92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Sign: _____

Print Name: _____

Date: _____

Address: _____

Liliana
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11/26/2019
Carlsbad.

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Thank you.

Sign:



Print Name:

Lynette Cisneros

Date:

10-26-19

Address:

2718 Kingsbury Park
Spring, TX 77386

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Thank you.

Sign: Sean Holmer
Print Name: Sean Holmer
Date: 10/26
Address: 7076 Fieldstone Ln, Encinitas CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Praher@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Sign:



Print Name:

Kaitlyn Stroda

Date:

10/26/19

Address:

222 Carol View Dr. Cardiff CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Thank you.

Sign: 

Print Name: Adam Upton

Date: 10/26/19

Address: 719 Grapevine Rd Vista

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Thank you.

Sign:



Print Name:

Miranda Feuer

Date:

10/26/19

Address:

3374 Corte Terrae CA
Carlsbad

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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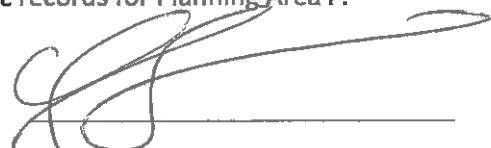
Thank you.

Sign:

Print Name:

Date:

Address:



Jasmine Yates
10-20-2019
1405 Crossa Court
Carlsbad CA 92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Sign: 

Print Name: DEALAH

Date: 10/26/19

Address: 3 Murvieta, CA

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- _____

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Thank you.

Sign: Jennifer Baer
Print Name: Jennifer Baer
Date: 10/26/19
Address: 6800 Watercourse Dr, Carlsbad

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Develop Ponto Right

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Thank you.

Sign: _____

Print Name: Isaiah Jones

Date: 10-26-19

Address: CARLSBAD

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Sign:

Print Name:

Date:

Address:

Cheryl P
Cheryl Brouillette
Oct/26/2019
1405 Cresty Court,
Carlsbad

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Sign: _____

Print Name: _____

Date: _____

Address: _____

Blake Arnold
Blake Arnold
10-26-19
14440 Via Venezia

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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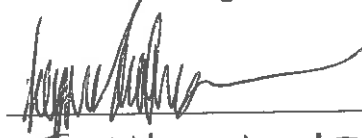
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Thank you.

Sign:



Print Name:

JAYME LABIDOU

Date:

OCT, 26 2019

Address:

11166 Socorro St.

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Thank you.

Sign: _____

Marta Drown

Print Name: _____

Marta Drown

Date: _____

5/26/19

Address: _____

6222 Mt Aguirre San Diego

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Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Sign:

Print Name:

Date:

Address:

Paul M. Weatherly
Paul Weatherly
10.26.2019
Newport Coast

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Print Name: _____

Date: _____

Address: _____



Nick Davis

10.26.19

San Diego, CA

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Print Name: _____

Date: _____

Address: _____

CFH

Alex Frazier

10/26/19

30500 Valley Center

People for Ponto

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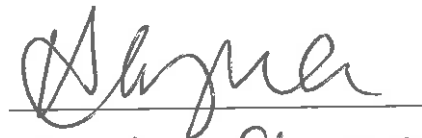
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Thank you.

Sign:



Print Name:

Hayley Clymer

Date:

10-26-19

Address:

754 Sunset Dr.
Vista, CA
92081

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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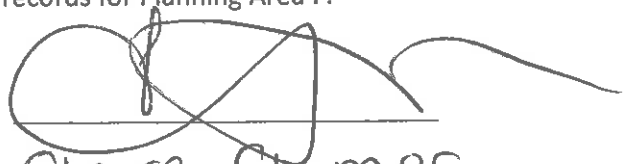
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Thank you.

Sign:



Print Name:

Claire Aymer

Date:

10-26-19

Address:

754 Sunset Dr.
Vista, CA
92081

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Thank you.

Sign: 

Print Name: BEATRIZ COVAR RUBIAS

Date: 10/26/19

Address: 7908 RANCHO FANITA DR
SANTEE, CA 92071

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Thank you.

Sign:

Eleanor Bartolome

Print Name:

ELEANOR BARTOLOME

Date:

10/26/19

Address:

6302 DEVISSON ST. 92114

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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Thank you.

Sign:



Print Name:

ANNA KHAWAJA

Date:

10/26/19

Address:

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

People for Ponto

Develop Ponto Right

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Sign:

Print Name:

Date:

Address:

Jesse Goldberg
Jesse Goldberg

10-26-19

7391 Portage Way Carlsbad CA 92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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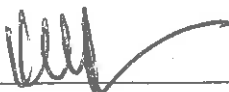
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Thank you.

Sign: 
Print Name: Karen Cooley
Date: 10.20.2019
Address: 7442 Sundial Pl
92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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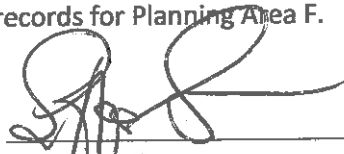
Thank you.

Sign: _____

Print Name: _____

Date: _____

Address: _____


Tiffani Thurston
10/20
CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Sign: _____

Print Name: _____

Date: _____

Address: _____


Steven Town
10-26-19
7344 Binnade Dr
Carlsbad CA 92014

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Sign: _____

Print Name: _____

Date: _____

Address: _____

Farhad Sharifi

FARHAD SHARIFI

10-26-2019

7408 CAPSTAN DR -
CARLSBAD CA 92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Sign:



Print Name:

KARL CRNKOVICH

Date:

10/26 / 2019

Address:

7328 BINNACLE DR
CARLSBAD CA 92011

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
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Sign:



Print Name:

DAWN Cunneen

Date:

10/26/2019

Address:

1740 Deylan Way
Encinitas 92024

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

Want to Preserve Carlsbad's
Open Space?

**HOW ABOUT
A PARK AT PONTO?**

Make your voice heard and show your support
by submitting the Petition Support letter at:
www.peopleforponto.com/help

Join the Facebook page at:
www.facebook.com/groups/developpontostraight

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Sign: Karina Reyes
Print Name: Karina Reyes
Date: 10/26/19
Address: P.O Box 334 92061

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Sign: 

Print Name: Katie Rizzo

Date: 10/26/19

Address: _____

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Sign:

Print Name:

Date:

Address:

Bill Sanik
Bill Sanik
10.26.2019
7363 Portage Way
Carlsbad, CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
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Sign: 

Print Name: Jeff Tall

Date: 10/3/14

Address: 6852 Shearwater

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Sign: Sophia Carlton
Print Name: Sophia Carlton
Date: 10/26/2019
Address: 758 Santa Barbara
San Marcos, CA 92078

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
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Sign:

Megan Matheson

Print Name:

Megan Matheson

Date:

10/26/19

Address:

14980 Del Diablo Lane
92129

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
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- 2) There is a 30-acre open-space deficit in Zone 9 (Ponto area - west of I-5 and south of Poinsettia).
- 3) The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of Carlsbad residents and visitors.
- 4) And most importantly, I am informed that the 11-acre Planning Area F is NOW available for purchase.

Accordingly, I am making it known that:

- I want the City of Carlsbad to budget money in their capital improvement program to purchase Planning Area F and build a park at Ponto to serve residents and visitors alike.
- I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.
- I am not in favor of future residential development at Ponto.
- _____

I request that my comments be put on record in the official public records for Planning Area F.

Thank you.

Sign: _____



Print Name: _____

Mayah Cursten

Date: _____

Oct 26 2019

Address: _____

758 Santa Barbara Dr, San Marcos

Re: Land Opportunity to Correct the Parks and Open Space Deficit at Ponto

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Thank you.

Sign:



Print Name:

Lily Carlham

Date:

10/26/2019

Address:

758 Santa Barbara Dr.
San Marcos - CA 92078

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

People for Ponto

Develop Ponto Right

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Thank you.

Sign:

R Reilly

Print Name:

ROBERTA REILLY

Date:

10/26/19

Address:

4947 1/2 Brighton Ave. San Diego, CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

92107

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Sign:

Alba Arcoleta

Print Name:

Alba Arcoleta

Date:

10/26/19

Address:

6392 Clyde Ave

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Thank you.

Sign:



Print Name:

Alexandra Thrash

Date:

10/26/19

Address:

19378 Spirit Trail
Perris CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
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Thank you.

Sign:

Lynette Zare

Print Name:

Lynette Zare

Date:

10/26/19

Address:

2544 CALLE AGUADULCE

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Lanie Rodgers

I request that my comments be put on record in the official public records for Planning Area F.

Thank you.

Sign: Lanie Rodgers
Print Name: Lanie Rodgers
Date: 10/26/19
Address: 2109 Ramada Dr.
Oceanside, CA

Email to: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov;
Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov;
gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

Comparison of Ponto Planning Area F’s existing v. Carlsbad proposed LCP LUP not fully correct. The table is from City of Carlsbad. The last paragraph of the Existing LCP notes “prior to any planning activity”. This was newer done as documented by official Carlsbad Public Records Requests 2017-260, 2017-262, R000930-072419, R001280-021720, and R001281-02170, so the City’s “General Plan update” (of just the land use map) was done in violation of the Existing LCP LUP Policy – one of the City’s Ponto planning mistakes. As noted in 1-5 below, the CCC has noted these mistakes dating back to 2010 with the “Ponto Beachfront Village Vision Plan” and 2015 General Plan map, and is seeking to correct them in the 2016 and 2017 communications to the City. Also the City’s own documents verify these facts.

HOW THE EXISTING CITY OF CARLSBAD LOCAL COASTAL PROGRAM (LCP) POLICIES ARE ADDRESSED IN THE DRAFT LOCAL COASTAL PROGRAM UPDATE

Row	EXISTING LCP POLICIES	HOW DRAFT LCP ADDRESSES EXISTING LCP POLICIES
	WEST BATIQUITOS LAGOON/SAMMIS PROPERTIES SEGMENT	
282	<p>10. Planning Area F</p> <p>Planning Area F is located at the far northwest corner of the Master Plan area west of the AT&SF Railway right-of-way. This Planning Area has a gross area of 11 acres and a net developable area of 10.7 acres.</p> <p>Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. Planning Area F is an “unplanned” area, for which land uses will be determined at a later date when more specific planning is carried out for areas west of the railroad right-of-way. A future Major Master Plan Amendment will be required prior to further development approvals for Planning Area F, and shall include an LCP Amendment with associated environmental review, if determined necessary.</p> <p>The intent of the NRR designation is not to limit the range of potential future uses entirely to non-residential, however, since the City’s current general plan does not contain an “unplanned” designation, NRR was determined to be appropriate at this time. In the future, if the Local Coastal Program Amendment has not been processed, and the City develops an “unplanned” General Plan designation, then this site would likely be redesignated as “unplanned.” Future uses could include, but are not limited to: commercial, residential, office, and other uses, subject to future review and approval.</p> <p>As part of any future planning effort, the City and Developer must 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.</p>	<p>As part of the General Plan update, the Coastal Commission approved residential and general commercial land use designations on the LCP land use map.</p> <p>This policy is updated to be consistent with the land use map designations and the Ponto Beachfront Village Vision Plan. See draft LCP policy LCP-2-P.20.A and B.</p> <p>Regarding the need for lower cost visitor accommodations or recreational facilities west of the railroad, analysis and documentation will be provided in the staff report to the Planning Commission.</p>

CCC direction on why Draft LCP description is not accurate:

During the Jan 28, 2020 City Council Meeting (item #14), Carlsbad City staff for the first time as a side-bar comment admitted the City made some ‘Ponto planning errors’ going back over 15 years. Those City planning errors where first called out when the CA Coastal Commission (CCC) denied Carlsbad’s Ponto Beachfront Village Vision Plan (the referenced foundation for Carlsbad’s 2015 General Plan Update) in 2010 in part due to the City’s mistake. Following are 4 documents that conflict with the above City interpretation of how the Draft LCP addresses Existing LCP Polies.

- 1) The CCC in denying in 2010 the Ponto Vision Plan (the foundation for Carlsbad’s 2015 General Plan Update at Ponto) specifically said with direct reference to Ponto Planning Area F:

“Currently, this area [*Planning Area F*] has an Unplanned Area land use designation. In order to facilitate **any type of development in this portion of the Ponto area, an LCP amendment modifying the land use will have to be brought forward to the Commission for review and approval.**”

“... the Commission would reject such proposed uses because there has been no evidence presented that would support the elimination of these [Planning Area F] areas for some lower cost overnight accommodations or public recreational amenities in the future. The Commission's past action of the **Poinsettia Shores Master Plan specifically called for such an assessment, and none has been submitted to date.** The concerns related to the lack of lower cost overnight accommodations in Area F (ref. Exhibit #7) are further discussed in the findings later.”

“City is inadvertently sending a message to potential developers that 1) the identified development (townhouses) is the primary type of use the City will support, or 2) that development type is consistent with the current land use and zoning designations. Neither of those assumptions is correct. As the previously certified **Poinsettia Shores Master Plan states, any type of development at this location would first require an LCP amendment to establish the land use and zoning, which would have to be certified by both the City and the Coastal Commission. Additionally, the Master Plan further states that some component of the development at this location must consider the need for the provision of lower cost accommodations or recreational facilities.**”

“While residential use is one of the land uses listed for this area in the Poinsettia Shores Specific Plan, it may not be the most appropriate designation. As previously stated, the project will at least need to consider the incorporation of some kind of lower cost accommodations, and any proposed zoning designation for the site will have to be found consistent with the policies contained in the Poinsettia Shores Master Plan. Furthermore, the standard of review for any change to the current land use designation is the Coastal Act, and thus will also have to be found consistent with all its applicable policies.

Recently, the Commission has become concerned with the lack of lower-cost accommodations statewide. Thus, the establishment of a residential land use at this location may not be what is ultimately determined to be certified as consistent with the Poinsettia Shores Master Plan, or the Coastal Act.”

“B. High-Priority Uses - Lower Cost Visitor Accommodations in ‘Area F’: The Coastal Act has numerous policies promoting public access to the beach and state:

Section 30210 - In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and **recreational opportunities shall be provided for all the people** consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30213 - Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. **Developments providing public recreational opportunities are preferred.** The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30221 **Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.**

Section 30222 - **The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry."**

"... in 1996, the Poinsettia Shores Master Plan was certified as part of the City's LCP, and replaced the [Visitor serving] land use designation as an "Unplanned Area." **In an attempt to maintain a lower-cost visitor-serving component at this location, the Commission, through a suggested modification, required language within the Master Plan that would serve to protect this type of use.** The language in the Poinsettia Shores Master Plan, for this location, "Area F," included: **As part of any future planning effort, the City and Developer must consider and document the need for the provision of lower cost accommodations or recreational facilities (i.e. public park) on the west side of the railroad."**

"The Ponto Beachfront area is an area that could be considered as a high-priority location for lower cost overnight accommodations. While located across the street from a State Park (South Carlsbad State Park) containing camping facilities, **during peak summer months, the campground is consistently at capacity. ... If at any time in the future, this State Beach campground is converted to day use sites, the market and the need for low cost overnight accommodations will be significantly amplified. Thus the Vision Plan, as proposed by the City, cannot be found consistent with the Coastal Act."**

"H. Conclusions: ... **concerns regarding the determination of preferred land uses in an 'unplanned' area, the lack of provision of lower-cost accommodations and recreational uses, ... remain. All of these oversights could result in impacts to public access and recreation and other coastal resources and, therefore, the Vision Plan, as submitted, is therefore inconsistent with the Coastal Act, and therefore, shall be denied as submitted."**

- 2) Following is from a 7/3/17 CCC letter to City Staff on the City's proposed land use changes at Planning Area F. City Staff for the 1st time provided this to City Council on 1/28/20:

"The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto/Southern Waterfront 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 is an issue that the San Pacifico HOA community group is raising in regards to the Shopoff/Ponto development proposal, and 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.”

- 3) In 2017 after citizens received the City’s reply to Public Records Request 2017-260, citizens meet with CCC staff to reconfirm the City failed since before 2010 to publicly disclose and comply with Planning Area F’s LCP requirements. CCC Staff acknowledged the City has not yet complied with the LCP and in an 8/16/2017 email said:

“The City is currently undertaking a comprehensive update to their LCP funded in part through a CCC grant. As a part of this process the City will be consolidating all previous LCP segments into a single, unified LCP. **The City has received direction from both the Commission (May 2016 CCC hearing) and Commission staff, that as a part of this update the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”**

- 4) In 2016, the CCC told City that Carlsbad’s proposed 2015 General Plan land use map could change based on the outcomes of both a Citywide Coastal Recreation needs Study, and also the specific Planning Area F LCP requirement to study Park needs at Ponto.
- 5) Currently and since 2016 the City acknowledged that the existing LCP, City and LCP Master Plan Zoning of “Non-Residential Reserve” land use needs to be changed by BOTH the City and CA Coastal Commission to only then allow any proposed development on Ponto Planning Area F. Also, since 1996 the Local Facilities Management Plan for Zone 9 (Ponto) has the planned land use and zoning of Ponto Planning Area F as “Non-Residential Reserve” that has no land use. The LFMP-Zone 9 must be amended to account for any City and CA Coastal Commission change from “Non-Residential Reserve” and address the land use impacts on all the Growth Management Program Facility Standards in Zone9 such as the current Park deficit, and also the recently discovered false exemption of the Open Space Standard in Zone 9. The false exemption being that Zone 9 was not developed in 1986 nor have the land use changes since 1986 complied with the 15% ‘unconstrained’ Open Space Standard.

The City currently and since 2016 acknowledges the existing LCP, City and LCP Master Plan Zoning of “Non-Residential Reserve” land use of Ponto Planning Area F needs to be changed by BOTH the City and CA Coastal Commission as evidenced on page 14-15 of City’s Planning Pending Applications as of November 2020 at <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46332> as it shows:

“PONTO BEACHFRONT 12/20/2016

<u>Legislative application</u>	<u>applied on</u>	<u>description</u>
AMEND2017-0001	1/19/17	LFMP AMENDMENT FOR ZONE 9
LCPA2016-0002	12/20/16	USES PROPOSED FOR PLANNING AREA F
MP2016-0001	12/20/16	USES PROPOSED FOR PLANNING AREA F

– Carlsbad City Planner = Goff”

The City is apparently failing to fully disclose to Citizens these facts and the City’s prior “Ponto Planning Area F planning mistakes dating back over 10-years when the land was purchased by speculative investors.

People for Ponto apologize for this late and hastily, review and comments. We just found out about the meeting this morning. We citizens know we can together achieve great things if you allow us to work with you.

Staff
Report

Page clarification/correction:

1 The LCP Land Use Plan Update is in fact an Amendment to an Existing LCP Land Use Plan. The Existing LCP Land Use Plan is already certified by the CA Coastal Commission as being consistent with the CA Coastal Act, except for some Amendments needed to address Sea Level Rise impacts and some other issues.

The LCP Amendment proposes to change the Existing CA Coastal Commission certified LCP Land Use Plan's "Non-residential Reserve" Land Use and Policy on Planning Area F to consider and document the need for "i.e. Public Park" at Ponto .

- 1 Staff summarizes the CA Coastal Act objectives to "ensure maximum public access to the coast and public recreation areas."
 - Carlsbad's Adopted Park Service Area/Equity Mapping shows there is no Park Service for the Ponto Area and Ponto Citizens, and no Park Service for the Coastal South Carlsbad area west of Interstate-5 and the rail corridor.
 - The City's mapping of land that meets the developer required Growth Management Open Space Standard of 15% Unconstrained land shows about 30-acres of this Open Space is missing at Ponto. This missing Open Space could have provided needed Park facilities that are missing at Ponto.
 - Citizens in over 2,500 emails to the City Council have cited the need for a Public Park at Ponto as part of the Existing LCP Land Use Plan Amendment proposed at Ponto. These requests area consistent with the CA Coastal Act.
- 3 2nd bullet: says city staff proposes to replace, amend, or retain various Existing LCP policies, so the Staff has a documented understanding how each Existing LCP policy is being treated in the proposed Amendment. Citizens asked in Oct 20, 2019 for this 'redline' version of the Existing LCP Policies and Land Use Maps so citizens can understand what the Amendments are so we as citizens could then provide informed public comment. This 'redline' version is also important for the City Council and Planning and other Commissions so they know what Amendments to Existing City LCP Land Use policy are being proposed. Citizens again request this 'redline' version that it appears the staff already has; as they know what Existing LCP Land Use policies are being replaced, amended, or retained.
- 4 V is incomplete: the community asked on Oct 20, 2019 for 3 things: 1) a 'redline' version as noted above, 2) true Public Workshops to help inform and resolve community concerns about the proposed LCP land Use Plan Amendments, and 3) more public review time to provide for the above two other requests. All 3 requests should be acknowledged in the staff report. All 3 requests are rational and reasonable considering the proposed Draft LCP Land Use Plan

Amendment is the “buildout” plan for Carlsbad’s Coastal Zone, and there were multiple documented fundamental “planning mistakes” regarding past City public information and participation in the Coastal Land Use planning. Providing such a process as outlined by the 3 requests would help to correct these documented public disclosure/participation and ‘planning mistakes’ that have gone on for many years. It is the right thing to do and most productive approach for all concerned.

7 Staff should accurately disclose that in 2010 the CA Coastal Commission in fact rejected the City’s proposed Ponto Beachfront Village Vision Plan for failing to disclose and comply with the then and current LCP Land Use Plan policy for Planning Area F at Ponto. Carlsbad Public Record Requests confirmed the staff did not disclose to citizens the existence LCP Land Use Plan policy for Planning Area F at Ponto, so citizens had no idea a Public Park at Planning Area F at Ponto needed to be considered. How can citizens, provide input if citizens don’t have complete and accurate information to review and comment on?

8 Staff should correctly disclose that the 2015 application at Planning Area F at Ponto is first for a Local Coastal Program Amendment and Master Plan Amendment. These are both applications to change City Land Use Plan Policy and Zoning regulations. The actual applications for ‘development’ permits can in fact not even be considered by the City until the Local Coastal Program Land Use of “Non-residential Reserve” is changed and Master Plan rezoning is approved. Only then can the ‘development’ permit application can applied for. The developer abandoned their application to change the LCP and Master Plan and then apply for developer permit review about a year ago. However, the city staff is keeping the application ‘alive’ even though there has been no progress on the application for over a year. It is unclear if the staff has authority to do this, or if the City Council has authority to withdrawal the application due to non-activity. The City has permit standards that withdraw applications if applicants make no progress on the applications after 6-months. What is troubling is that it appears the city staff proposal is to process the developer’s application to change the Existing LCP Land Use Plan for the developer.

Staff notes that the Planning Area F sites now designated as Residential R-23 and General Commercial by the Carlsbad General Plan Update. However, staff fails to disclose that until the Existing LCP Land Use Plan Amendment (as proposed by City Staff) is in fact approved by both the City and the CA Coastal Commission the Existing LCP Land Use Plan for Planning Area F supersedes the City’s General Plan Update. **Carlsbad’s General Plan Land Use Element clearly states this on page 2-26 stating: “The city’s LCP Land Use Plan will be updated consistent with this General Plan. However, to take effect, the LCP must be certified by the Coastal Commission as well as adopted by the city. Until such time that this occurs, the existing (as of 2013) LCP must be adhered to.”** So until the City Council adopts the staff’s proposed Draft LCP Land Use Plan Amendment, AND the CA Coastal Commission “certifies” that LCP LUP Amendment; the City’s General Plan Update Land Use change cannot take effect. The General Plan Land Use at Ponto Planning Area F has in fact not been changed by the General Plan Update, but can only change with staff’s proposed Draft LCP Land Use Plan Amendment that the City Council can choose to approve or disapprove. Also official Public Records Requests have documented that the City’s General Plan Update planning process was also fundamentally flawed at Ponto. Again, like during Ponto Beachfront Village Vision Plan planning process a few years earlier the city failed to comply with the then and current LCP Land Use Plan policy for Planning Area F at Ponto. The flawed General Plan Update process at Ponto prevented Citizens

from knowing the facts so they could properly participate and provide review and comment during the General Plan Update. The significant citizen comments to the City Council asking for a Ponto Coastal Park is reflective of the fundamental public disclosure and processing flaws that the city is only now acknowledging as one of the repeated 'planning mistakes' at Ponto. This is why citizens are asking for full disclosure of the facts and a complete planning process re-boot at Ponto. It also should be noted that the Existing LCP Land Use Policy for Planning Area F states that **"as part of any future planning effort ... consideration of a "Public Park" is required.** CA Coastal Commission Staff has indicated the City's proposed land use planning changes at Ponto as part of the General Plan Update are subject to change.

At the bottom of the page regarding SB 330, as noted above the "residential land use designation on the site" is not in effect until the currently proposed LCP Land Use Plan Amendment is both approved the City Council AND also certified by the CA Coastal Commission, so SB 330 does not apply. Also SB 330 has specific language that exempts land use in the Coastal Zone. SB 330 (Skinner) Section 13 states: **"(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code). **For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code)." This language is consistent with CA case law, and other housing laws that recognize the obvious – there is very limited amount of Coastal land v. significant land area inland. Limited Coastal Land per the CA Coastal Act is needed for "High-Priority" Coastal Land Uses" - i.e. Coastal Recreation and Low-cost visitor accommodations primarily in a city such as Carlsbad. The CA Coastal Act identifies both residential and general commercial land uses as "low-priority". So although affordable housing is important there are other more appropriate locations, than on the last remaining vacant Coastal land in Carlsbad that will be needed to address the "High-Priority" Coastal Land Uses to serve Carlsbad and California's 'buildout' needs. CA case law recognizes the supremacy of the CA Coastal Act over CA Housing Laws as noted in "Kalnel Gardens, LLC v. City of Los Angeles". This case law data has already been provided to the City Council as part of Staff's housing discussions over the past few years. The staff report should have disclosed the above information, as it appears SB 330 is not a factor at Ponto.

- 13 2005-2010 Housing Element: As noted above the General Plan Land Use Element states the General Plan Land Use Plan is not effective until the proposed Draft LCP Land Use Plan Amendment is both approved by the City Council AND certified by the CA Coastal Commission. So, the Housing Element Cannot recognizes the proposed residential use change at Ponto until then. Also as noted before there were multiple documented fundamental 'planning mistakes' in public disclosure, participation and process that flawed the Housing Element. It should be noted that these flaws occurred during the time the CA Coastal Commission specifically rejected the Ponto Beachfront Village Vision Plan due to those flaws. The now City acknowledged 'planning mistakes' at Ponto prevented Carlsbad citizens from providing informed participation during the Housing Element.

Also, it is unclear why the staff misrepresented the amount of housing proposed in the Housing Element on the Ponto Planning Area F site as "the Ponto site for high density residential use at a

minimum density of 20 dwellings per acre (128 units minimum)”; as this is not true. The City’s General Plan promises only the minimum 15 dwelling units/acre for the R-23 Land Use designation. See the “Ponto” unit capacity table below from the City of Carlsbad General Plan Housing Element Table B-1 on page B-2 that lists 98 dwellings for the site on the east side of Ponto Road and 11 **optional dwellings** on the west side of Ponto Road for 109 total units for both sites, v. the 128 units mentioned by staff. Not sure why staff misrepresented the density by 17 to 30%.

Table B-1: Vacant Sites for Lower and Moderate Income Housing						
APN	General Plan Designation ¹	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
				Very Low	Low	Moderate
2090901100 (Sunny Creek)	R15 (12 du/ac)	RD-M	9.6	-	-	115
2161404300 (Ponto)	R23	P-C	6.5	-	-	98
	GC (Mixed Use) ³	P-C	3	-	-	11

2007 Ponto Beachfront Village Vision Plan: As noted several times above there were fundamental public disclosure and participation flaws with this plan. It was rejected by the CA Coastal Commission in 2010 in part for those reasons. These flaws are confirmed by the City’s own data as a result of multiple Official Carlsbad Public Records Requests. This should be disclosed to the City Council and citizens.

- 14 2015 General Plan Update: As noted several times above there were also fundamental public disclosure and participation flaws with this General Plan Update with regards to Ponto. These flaws are confirmed by the City’s own data as a result of multiple Official Carlsbad Public Records Requests. This should be disclosed to the City Council and citizens.

Citizens are asking the City Staff and City Council:

- for honesty; to fully and publicly recognize and disclose the past “planning mistakes” at Ponto, and fundamental flaws from the from those mistakes that prevented citizens from knowing about and participating in the planning process for Ponto.
- To keep the Existing LCP Land Use Plan at Ponto until a new open-honest and inclusive Community-based planning process can be achieved at Ponto.
- To be honest with respect to Park Serve Area and Equity issues at Ponto and Coastal South Carlsbad west of I-5 and the rail corridor.
- Consider the needs for inland South Carlsbad citizens, visitors and business to have their ONLY Coastal Park.
- Consider the larger regional Coastal Park need, and the forever ‘buildout’ Coastal Recreation needs for future generations.
- To be true and honest in translating and implementing our Community Vision

Nov 30, 2020

People for Ponto citizen public input on:

Carlsbad's Draft Housing Element Update

Carlsbad Planning Commission for the Draft Local Coastal Program Land Use Plan Amendment;

Carlsbad Park Commission for the Draft Parks Master Plan Update; and

City Council and CA Coastal Commission for all the above Draft updates and amendments

Page# Citizen concern & public input

Overall Since 2017 there has been extensive Carlsbad Citizen input provided to the City Staff and City Council concerning the documented past/present 'City Coastal land use planning mistakes' at Planning Area F at Ponto (a site the City Staff is including in the housing inventory), and Citizens documenting and expressing the need for Ponto Park on Planning Area F and desire for the City Council to acquire it for a much needed (and only) Coastal Park for South Carlsbad.

The extensive Carlsbad Citizen input to the City gathered by People for Ponto Carlsbad Citizens (as of Nov 2020) includes over 2,700 emailed requests for the Ponto Park, over 200-pages of public testimony and data documentation showing the Carlsbad Citizen need for Ponto Park, and numerous presentations to the City Council showing Ponto Park needs and Citizen's requests for Ponto Park. Ponto Park was also by far the most cited Citizen need and request for City Council funding during both the 2019 and 2020 Budget processes. Over 90% of Citizen requests during both those City budget processes asked for Ponto Park [see attachment 1 & go to the 6/2 & 6/24/20 City Budget at <https://carlsbadca.swagit.com/play/06022020-906> & <https://carlsbadca.swagit.com/play/06232020-1181> and listen to and read the public testimony as the files are too big to email]. Due to the 4-person City Council and 2-2 City Council split these extensive Citizens needs and requests were not acted on. With the recent election, there is now a 5th Council person (from District 4 that includes Ponto) to provide a City Council decision on Citizen needs and desire for Ponto Park. People for Ponto citizens have asked the City Staff circulate and provide the extensive Carlsbad Citizen input, need and request for Ponto Park to Carlsbad's Planning, Parks and Housing Commissions, and the Housing Element Advisory Committee (HEAC), so the primary CA Coastal Land Use planning issues area coordinated between the City Staff's proposed Draft Local Coastal Program Land Use Plan Amendment, Housing Element Update, and Parks Master Plan Update processes. Unfortunately, City Staff communication, coordination and inviting People for Ponto Carlsbad Citizens to be involved when the Ponto Planning Area F land use issues are being considered by the Planning, Parks and Housing Commissions, and the Housing Element Advisory Committee does not seem to be happening.

On 2017 what is now a much larger People for Ponto group of Carlsbad Citizens asked the City Council and City Staff for a better Ponto Planning Process, and documented why Ponto Park is more consistent with Carlsbad's Community Vision (the foundation for Carlsbad's General Plan, and land use plan) [see attachment #2]

In 2017 People for Ponto filed official Carlsbad Public Records Requests, and found the City make multiple 'planning mistakes' at Ponto, and particularly at Planning Area F with regard to non-compliance with Carlsbad exiting Local Coastal Program and also overall Growth Management Standard Open Space acreage requirements at Ponto. These have been

documented to the City on several occasions and are highlighted on pages 2-5, 6-7, 11-12, and 14-16 in Attachment #3.

As summarized on page 11 in Attachment #3, in 2017 the CA Coastal Commission informed the City how the City's proposed Ponto Planning Area F General Plan Land Use designation change from the existing "Non-residential Reserve" to R-23 & General Commercial could change if 'higher-priority' Coastal Recreation or Low-cost Visitor Accommodations area needed at Ponto. City Staff first and only provided that information to the City Council (and one assumes also the Carlsbad Planning, Parks and Housing Commissions) on 1/28/20. On 1/28/20 City Staff introduced the Draft Local Coastal Program Land Use Plan Amendment process to the City Council. We are not sure if City Staff provided the CA Coastal Commissions' direction to the City on Ponto Planning Area F to the Planning, Park, and Housing Commissions and HEAC? The CA Coastal Commission is the final land use authority at Ponto since Ponto is in the CA Coastal Zone and is governed by the CA Coastal Act, which supersedes Carlsbad's General Plan. Land use in the CA Coastal Zone and the State law that governs land use in the CA Coastal Zone, the CA Coastal Act is not constrained by many CA Housing laws. This is logical as the Coast is a very limited State resource and many critical Coastal land uses can only be provided in the Coast, whereas housing can be provided over a much larger land area and based on beneficial surrounding land use adjacencies is better located in inland locations.

At the above mentioned 1/28/20 City Council meeting there were numerous apparent errors, omissions or misrepresentations in the Staff Report. These errors/omissions/misrepresentations had critical reference and relevance to the Draft Housing Element and how CA Coastal Act and state housing laws interact. People for Ponto submitted written and verbal testimony at the 1/28/20 meeting on these errors/omissions/misrepresentations [see attachment #4]. The Housing Commission and HEAC, Planning Commission and Parks Commission should review and consider Attachment #4 in evaluating the Draft Housing Element Update, Draft LCP-LUPA and Draft Parks Master Plan Update.

As documented in Attachment #5 Carlsbad's 2015 General Plan clearly recognizes that Carlsbad's General Plan land use changes to Carlsbad's Coastal Zone from the 2015 General Plan Update are not valid until the CA Coastal Commission fully "Certifies" a Local Coastal Program Land Use Plan Amendment (LCP-LUPA). This has not yet occurred. The CA Coastal Commission will likely consider Carlsbad's Draft LCP-LUPA in 2021-2022. As noted in Attachment #3, based on the 2010 and two 2017 communications from the CA Coastal Commission, the CA Coastal Commission may or may not "Certify" the City's proposed, Coastal land use change at Ponto Planning Area F from its current "Non-residential Reserve" land use to R-23 Residential and General Commercial. People for Ponto Citizen data provided to both the City and CA Coastal Commission show Carlsbad appears to both significantly lag behind other Coastal cities in providing both Coastal Recreation (i.e. Public Park) and Low-cost Visitor Accommodation that at high-priority Coastal land uses at Ponto [see Attachments #5 & #6]. Thus the CA Coastal Commission may direct Carlsbad to change its General Plan at both Ponto Planning Area F and maybe at other areas to provide these 'higher-priority' Coastal land uses consistent with the CA Coastal Act, and Carlsbad's existing LCP requirements for Ponto Planning Area F. The Housing Commission and HEAC, Planning Commission and Parks Commission should review and consider Attachments #5 & #6 in evaluating the Draft Housing Element Update, Draft LCP-LUPA and Draft Parks Master Plan Update.

Ponto Planning Area F is only 11-acres in size, and is the last remaining vacant and unplanned Coastal land in South Carlsbad to provide for the 'forever supply' of Coastal Recreation to accommodate the 'forever increasing population and visitor demands' of 'High-Priority Coastal Recreation and Low-cost Visitor Accommodations'. This issue of Coastal 'buildout' of 'High-priority Coastal land uses v. a forever increasing Carlsbad and CA residential population and visitor demand for those 'High-Priority Coastal land uses was presented to and asked of Carlsbad's City Council; Planning, Housing and Parks Commissions, HEAC, CA Coastal Commission and CA Housing and Community Development on 9/14/20 by People for Ponto Citizens [see attachment #7 on page XX below]. As yet there has been no City/State reply and City opportunity to fully discuss the issues in the 9/14/20 email. Ponto Planning Area F is the last critical and most economical area for those high-priority uses in South Carlsbad. Conversely, Planning Area F has a negligible impact on Carlsbad's affordable housing supply as documented in the Draft Housing Element. The Draft Housing Element documents a significant oversupply of housing and most critically affordable housing opportunities without even including the potential (only if both the City ultimately proposes and CA Coastal Commission actually 'Certifies' a change to Ponto Area F Coastal land use to residential) for Ponto Planning Area F's residential use. As noted on the comments below relative to Draft Housing Element page 10-92 and Table 10-29, the City's proposed Planning Area F's R-23 residential and General Commercial use would yield a potential 108-161 min-max range of dwellings. Of these 20% would be required to be affordable at the "Lower" income category since the City would have to transfer "excess Dwelling Units" to Planning Area F's "Non-residential Reserve" Coastal Land Use. This 20% is a relatively small 22-32 "Low" income units. 22-32 "Low" income units is only .40% to .59% of all the "Lower" income housing units provided by Carlsbad in the Draft Housing Element; and is only .66% to .96% of the amount of the "Excess" (beyond the RHNA requirement) Lower Income housing units" provided by Carlsbad's Draft Housing Element. So Ponto Planning Area F has no impact on Carlsbad meeting its RNHA allocation, and has a negligible 0.66% to 0.96% impact on the amount of "Excess" (beyond the RHNA requirement) Lower Income housing units" provided by Carlsbad's Draft Housing Element. Yet Ponto Planning Area F has a profound, critical and truly forever impact on Carlsbad's and the State of California's Coastal Land Use Priorities for Coastal Recreation for the 64,000 current and growing numbers of South Carlsbad residents who want and need a Coastal Park. Ponto Planning Area F is the last meaningful vacant and unplanned Coastal land in South Carlsbad to provide Coastal Park, and the most affordable and tax-payer efficient Park Carlsbad could provide. Forever squandering this last bit of precious Coastal Land for residential use so a few (86-129) can buy \$ 1+ million homes, and a few 'lucky' (22-32) subsidized affordable homeowners have a coastal location; while forever denying a far greater 64,000 (and growing) South Carlsbad residents-children their only South Carlsbad Coastal Recreation (i.e. Public Ponto Park) opportunity does not make sense for either the City or State of California. Forever squandering Ponto Planning Area F for a few years of "Excess" residential land for some very expensive luxury homes does not seem to make sense.

So, the Housing Commission and HEAC should at this time remove Ponto Planning Area F from the Housing Element at this time. The City should only consider including it in the Housing Element as 'vacant housing site' if and after the CA Coastal Commission 'Certifies' the City's proposed Coastal Land Use change from the existing LCP-LUPA "Non-residential Reserve" land use to a 'lower-Coastal-priority' residential land.

Additional Data in support of the above Citizen request, & Draft Housing Element Comments:

- 10-63 States: "Coastal Zone: Although sites located within the Coastal Zone, as defined in the 2019 Local Coastal Program (LCP) Land Use Plan, are not excluded, areas within the Coastal Zone have been carefully considered, as any necessary redesignations in this zone would require additional processes and time, which can be a constraint to housing development." It is unclear what this means?

Also, this section fails to disclose some very critical Coastal Zone, that are governed by the CA Coastal Act, issues relative to the CA Coastal Act's superiority over CA Housing Laws if there is competing land use priorities or conflicts. This is logical and also written into State Law such as SB 330 (Skinner) Section 13 that states: "(2) **Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code). **For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code)." This language is consistent with CA case law, and other housing laws that recognize the obvious – there is very limited amount of Coastal land v. significant land area inland. Limited Coastal Land per the CA Coastal Act is needed for CA "High-Priority" Coastal Land Uses" - i.e. Coastal Recreation and Low-cost visitor accommodations primarily in a city such as Carlsbad. The CA Coastal Act identifies both residential and general commercial land uses as "low-priority" as these can be well provided in non-Coastal Zone areas. So although affordable housing is important there are other more appropriate locations, than on the last remaining vacant Coastal land in South Carlsbad that will be needed to address the "High-Priority" Coastal Land Uses to serve Carlsbad and California's 'buildout' needs. CA case law recognizes the supremacy of the CA Coastal Act over CA Housing Laws as noted in "Kalnel Gardens, LLC v. City of Los Angeles" et. al.

The Coastal Zone section on 10-63 should be clarified and acknowledge the CA Coastal Act Policies that concern California's Coastal Land Use priorities. Given future increases in Carlsbad and CA populations (and visitors) and those populations needing increases in Coastal Land for Coastal Recreation, it is prudent for the City of Carlsbad to plan and reserve the last remaining fragments of Coastal Land for Coastal Recreation land use to address these population increases [see Attachment 7].

- 10-92 Table 10-29: This table shows that Carlsbad has more than sufficient housing sites to address all its RHNA numbers in this cycle. Carlsbad and the State of California both have higher priority Coastal Land Use needs at Ponto Planning Area F then for housing. This is all the more relevant in that the housing proposed at the 11-acre Ponto Planning Area F is:
- relatively small and has negligible impact on overall city housing goals,
 - would not really further Carlsbad's nor the State of California's affordable goals, in that housing being designed-marketed and that housing market will price and sell homes for well over \$1 million per unit; and even if you build 3-5-10 stories high the market sell price would be the same or very similar, due to its Coastal location, will likely not even be exclusively used for housing, but market forces will promote more profitable short-term or medium term visitor rental use, and

- if for some reason the City will still be requiring the Ponto Planning Area speculative land owner to actually provide 20% of Planning Area F's potential 108-161 min-max range of dwellings as affordable at the "Lower" income category as is currently required, this is a relatively small 22-32 "Low" income units. 22-32 "Low" income units is only .40% to .59% of all the "Lower" income housing units provided by Carlsbad and is only .66% to .96% of the amount of "Excess" Lower Income housing units" provided by Carlsbad's land use plan. The landowner already has tried to offload their 20% Lower income requirement to an inland location around the airport but could not do so for several reasons, but likely will try again. So Ponto Planning Area F is well below 1% influence on Carlsbad housing; yet has a significant impact on Carlsbad's and the State of California's Coastal Land Use Priorities for Coastal Recreation.
- In reference to the above bullet, The current Coastal Land Use for Ponto Planning Area F is "Non-Residential Reserve" and has no residential land use associated with it under Carlsbad's General Plan as currently Certified by the CA Coastal Commission. So the City of Carlsbad currently requires under its Growth Management Plan to transfer some excess SW Quadrant dwelling units from the City's housing unit bank to the Ponto Planning Area F site change the Area F's land use for residential use. For this dwelling unit transfer the City requires a developer/land owner to provide 20% of the dwelling as affordable to "Low" incomes. The City has a formal agreement with the Ponto Planning Area F land owner requiring this 20% "Low" income housing on-site in exchange for City's 'transfer of Excess Dwelling Units' specifically to an existing "Non-residential Reserve" Coastal land use site in Carlsbad's current LCP. Draft Housing Element pages 10-117 to 119 documents the City's 'Excess Dwelling Units' program.

10-110 Construction and Labor Costs: The Draft Housing Element states that the total cost to build housing is composed of the following cost components - 63% are construction building materials and labor, 19% are administrative legal, professional, insurance, and development fee costs, 10% are conversion (title fees, operating deficit reserve) cost, and 8% are acquisition costs (land and closing costs). Developer profit is then added on top of these costs and sets the 'minimum price' a developer can offer to sell/rent a housing unit. Typical minimum estimated developer profit to determine if a project is feasible is around 10%. So land cost at 8% is the lowest cost component in housing development. Developer profit can increase beyond this in a hotter housing and can reduce in a cooler market than the Developer projects in their project pro-forma. A market housing builder, understandably, looks to maximize their profit and if possible reduce risk.

So should the Draft Housing Element focus on the major housing cost factors (construction costs) and possibly reduce developer risk by providing more robust policies to provide direct subsidies to market developers to pay for their developer's 10% profit and some of the major construction costs for in exchange for permanent affordability on the dwellings so subsidized? It may be a non-typical idea, but would kind of be like developer profit insurance, and maybe worth exploring. If a market developer is guaranteed their 10% profit on their dwelling unit costs then this would seem good for them – they are guaranteed to make their 10% profit. The challenge would be how to fund the City's, or State HCD's developer profit insurance pool to fund such an affordability program.

10-115 Growth Management Plan Constraints Findings: This section starts out with the following statement: *"With the passage of SB 330 in 2019, a "city shall not enact a development policy,*

standard, or condition that would...[act] as a cap on the number of housing units that can be approved or constructed either annually or for some other time period." This opening statement is very incomplete and misleading on four (4) major points:

1. For clarity the statement should document that SB 330 applies to Charter Cities like Carlsbad. Carlsbad Charter has specific language relative to the Growth Management Program, and this should be explained.
2. SB 330 is clearly short-term 6-year housing crisis legislation, that is set to will expire on 1/1/2025 – 5-years from now.
 - a. This short-term 6-year applicability of SB 330 should be clearly disclosed up-front particularly if a short-term law is being used to overturn Carlsbad's City Charter and change decades of Carlsbad infrastructure planning. It will likely take Carlsbad 5-years to create and get adopted by the City and CA Coastal Commission (for Carlsbad's Coastal Zone) to comply with SB 330 only to have SB 330 expire.
 - b. Also, as is logical in a short-term law that will expire in 5-years, SB 330 is only applicable to a City "enacting" such policy within the time SB 330 is law (i.e. until 1/1/2025). SB 330 language is "enact" and that word reflects future action not a past City action. SB 330 being short-term 6-year legislation uses the word 'enact' that refers to a future action To be apical to a past action the language would have to be 'have enacted' but should have clearly indicated all such past laws are now invalid until 1/1/2025. It is illogical to have a short-term crises legislation that expires in 1/1/2025 overturn over 30-years of pre-SB 330 development policies in Carlsbad and possibly other cities, particularly when the actual language of SB 330 does not clearly state so.
3. Carlsbad's Draft Housing Element will be valid from 2021-2029 or 4-years beyond the expiration of SB 330. If the Draft Housing Element is meeting its RHNA numbers for the years 2021-2029 and not creating "a cap on the number of housing units that can be approved or constructed" during the 6-year period when SB 330 is the law (only until 1/1/2025) then there seems no Growth Management Program "Constraint" on the 2021-2029 RHNA numbers and SB 330 set to expire on 1/1/2025.
4. As noted above for page 10-63, SB 330 (Skinner) Section 13 states that: **"(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code). **For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code)." This should be clearly stated.

This section of the Draft Housing Element needs more research and full disclosure of the four (4) above SB 330 issues.

Also the Section should address the 3 foundational issues emailed on 9/14/20 'Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment' to the 'Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department' [Attachment7].

- 10-119 Mitigating Opportunities, 2nd paragraph: the 3 foundational issues emailed on 9/14/20 'Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment' to the 'Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department' should be address here also. **How can Carlsbad or any California City plan to assure their land use plans' "primary tenant that public facilities keep pace with growth" occur if population growth is unlimited and will increase each RHNA cycle while at the exact same time a City's vacant land, and critical vacant Coastal Zone land, is getting smaller and will eventually effectively be gone?**

Without new vacant land and critical new vacant Coastal Zone Land to provide new City Parks and new Costal Recreation to 'keep pace with growth' in population and visitors how can Carlsbad's and California's quality of life be maintained or enhanced?

Are City Park Standards of 3-5 acres of Parkland per 1,000 populations to become void when there is no more vacant land to provide New Parks needed for an unlimited growth in population? Will California's Coastal Recreation resources not be allowed to concurrently grow in land area and be appropriately distributed with population and visitor growth? Will California's beloved and economically important Coastal Recreation resources then become 'loved to death' by more overcrowding from unlimited population and visitor growth? Without providing concurrent, equivalent, and unlimited growth in new Coastal Recreation land for the growth of those two populations a slow, but eventual deterioration will occur. These are fundamental issues of CA State priorities, particularly between the CA Coastal Act and CA Planning and Zoning and housing laws.

- 10-123 California Government Code Section 65863: The California Government Code Section 65863 exceptions should all be listed, and if section 65863 supersedes the CA Coastal Act and how the CA Coastal Commission may finally decide to finally Certify Coastal land use at Ponto in he next year or so. As per Carlsbad's General Plan the General Plan at Ponto is not adopted until the CA Coastal Commission fully Certifies or Certifies with Modifications Carlsbad's Draft Local Coastal Program Land Use Plan Amendment. Carlsbad's Draft Housing Element already shows "Excess" housing capacity to meet RHNA numbers limits without the need for Ponto Planning Area F.

- 10-149 California Coastal Commission: This section is incomplete. It is missing some key fundamental and common-sense land use principles regarding the CA Coastal Commission; CA Coastal Act; State 'Coastal Land Use Priorities' under the CA Coastal Act that Carlsbad needs to follow; and that CA housing law does not 'supersede, limit, or otherwise modify the requirements of the California Coastal Act of 1976'.

The fundamental and common sense land use principles are that the Coastline and Coastal Land near the Coast area a very small areas that need to provide high-priority Coastal land use to serve a magnitudes larger inland area and visitors to the coast. This very small Coastal Land needs to "forever" provide for All the Future Coastal Recreation needs for Carlsbad, Cities inland of Carlsbad, CA Citizens such as those coming from LA Metro region, and for all the out-of-state Visitors that visit Carlsbad. This is a huge amount of both Present and Future Coastal Recreation demand focused on a very small land area. Attachment #5 data documents the projection of both population and visitor growth that will increase demands for Coastal Recreation.

Most all of Carlsbad's Coastal Zone is already developed and not available to address those needs. In 2008 only 9% of Carlsbad was vacant, and maybe only ½ or less of that 9%, say only 4.5% was vacant land in the Coastal Zone. This 4.5% of vacant land is likely even a smaller percentage in 2020, and will be an even smaller in 2029 at the end of the Housing Element's planning horizon. The Draft Housing Element does not indicate amount of Vacant Coastal Land in Carlsbad in 2020. This small remaining less than 4.5% of Carlsbad must forever provide for All the future Coastal Priority Land Use needs such as critical Coastal Recreation (i.e. Public Park) that is the lowest cost method to access and enjoy the coast. Ponto Planning Area F is the last remaining vacant land to provide for "High-Priority Coastal Recreation Land Uses" in an area in need of a Coastal Park consistent with CA Coastal Act.

Housing however can be, and is better located in more inland areas where there is more land, more vacant land, more affordable land, and where there is 360 degrees of surrounding land that supports housing, such the bulk of employment and commercial centers and public services such as schools. The common-sense logic that very limited and finite Coastal Land should be used primarily for only those land uses that can only be provided by a Coastal location finally came to forefront in the 1970's after years of sometimes poor Coastal land use decisions by Cities.

In the 1970's CA citizens and then the CA State government addressed how California's limited Coastal Land area should be 'Prioritized' for use with the CA Coastal Act. In that regard the CA Coastal Act (CA PRC Section 30001.5) has the following goals:

(c) **Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone** consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

(d) **Assure priority for coastal -dependent and coastal-related development over other development** on the coast.

In support of these Goals there are numerous regulatory policies that prioritize and guide how Coastal Land should be used such as:

- Section 30212.5 ... **Wherever appropriate and feasible, public facilities**, including parking areas or facilities, **shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.**
- Section 30213 ... **Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...**
- Section 30221 **Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.**
- Section 30222 The use of **private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation**

shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- Section 30223 **Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.**
- Section 30251 ... **The location and amount of new development should maintain and enhance public access to the coast by ... 6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition** and development plans with the provision of onsite recreational facilities to serve the new development
- Section 30255 **Coastal-dependent developments shall have priority over other developments on or near the shoreline**

The CA Coastal Commission (CCC) uses the CA Coastal Act Goals and Polices in reviewing the Coastal Zone areas of Carlsbad's General Plan and thus Coastal Zone area of the Housing Element to determine if the CCC can certify the Coastal Zone of Carlsbad's General Plan as being in compliance with the CA Coastal Act. Carlsbad's General Plan Land Use Element clearly states on page 2-26 that "The city's LCP Land Use Plan will be updated consistent with this General Plan. **However, to take effect, the LCP must be certified by the Coastal Commission as well as adopted by the city. Until such time that this occurs, the existing (as of 2013) LCP must be adhered to.**"

For one small 11-acre vacant site – Ponto Planning Area F – Carlsbad's existing Local Coastal Program land use plan and regulations are:

"Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. **Planning Area F is an "unplanned" area, for which land uses will be determined at a later date when more specific planning is carried out for areas west of the railroad right-of-way.** A future Major [*Poinsettia Shores. aka San Pacifico Community Association*] Master Plan Amendment will be required prior to further development approvals for Planning Area F, and shall include an LCP Amendment with associated environmental review, if determined necessary. ... **As part of any future planning effort, the City and Developer must 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.**"

Although the City has twice tried to change the General Plan land use designation on Ponto's Planning Area F to R-23 Residential and General Commercial the City has:

1. Never complied with this Coastal regulatory requirement as has been documented by official Carlsbad Public Records Requests 2017-260, 2017-262, R000930-072419, R001280-021720, & R001281-02170.
2. Never clearly and publicly disclosed and engaged Carlsbad citizens, and particularly to the San Pacifico Community Association in which Planning Area F belongs to, in "any future planning effort" and in in our Community, South Carlsbad, and Citywide "need for the provision of lower cost visitor accommodations or recreational facilities (i.e. public park) on the west side of the railroad.",

3. Never conducted a “Major Master Plan Amendment”, and never invited nor engaged the San Pacifico Community Association that composes over 70% of the Master Plan area to be consulted on possible changes to the Community’s Master Plan, and
4. Had the City’s/Developer’s proposed land use change from Non-residential Reserve to R-23 & General Commercial denied by the CA Coastal Commission in 2010,
5. Not yet had the CA Coastal Commission yet consider/rule on Certification of Carlsbad’s proposed Draft Local Coastal Program - Land Use Plan Amendment to change Planning Area F’s existing ‘Non-residential Reserve’ Coastal land use. The City maybe submit the City’s proposal in 2021-2,
6. Received specific direction in 2016 and 2017 from the CA Coastal Commission regarding the City’s proposed land use change for Ponto Planning Area F. Specifically:
 - a. CCC Staff acknowledged the City has not yet complied with the LCP and in an 8/16/2017 email said: **“The City is currently undertaking a comprehensive update to their LCP funded in part through a CCC grant. As a part of this process the City will be consolidating all previous LCP segments into a single, unified LCP. The City has received direction from both the Commission (May 2016 CCC hearing) and Commission staff, that as a part of this update the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”**
 - b. CCC Staff sent Carlsbad City Staff on 7/3/17. City Staff provided this to City Council on 1/28/20: **“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto/Southern Waterfront 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 is an issue that the San Pacifico HOA community group is raising in regards to the Shopoff/Ponto development proposal, and 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.”**

Carlsbad’s Draft LCP-LUPA, Draft Housing Element Update and Parks Master Plan Update should ALL land use plan and reserve Ponto Planning Area F and the other last few remaining vacant Coastal Lands to address the ‘forever’ or ‘Buildout’ High-Priority Coastal Recreation and Visitor serving Land Use needs for Carlsbad, North San Diego County, and California.

10-169 Draft Policy 10-P.7 says “Encourage distribution of development of affordable housing throughout the city to avoid over concentration in a particular area, excluding areas lacking necessary infrastructure or services.” Carlsbad’s Park Master Plan identifies Ponto as an area lacking park services, stating and showing on maps Ponto as ‘unserved’ by City Parks, and an area of ‘Park Inequity’. Ponto currently has 1,025 homes that creates an 8-acre City Park demand (based on the City minimal 3-acres/1,000 population Park Standard) yet is ‘Unserved’

by City Parks per the City's Park Master Plan. Ponto development and homeowners paid City park-in-lieu-fees sufficient for 8-acres of City Park.

Of Ponto's 1,025 current homes, 202 in the San Pacifico Community Association were built to be affordable condominium homes with very small 'exclusive use' lots, zero-side yards/building setbacks and only 10-15' wide 'back yards'; and 384 Lakeshore Gardens homes are affordable age-restricted manufactured homes. So 586 of Ponto's 1,025 current homes or 57% of Ponto's housing were planned and built to be affordable. At 57% Ponto has and was developed with a consideration of affordable housing, but also was denied needed City Park facilities of at least 8-acres to meet minimum City Park Standards.

Consistent with Policy 10-P.7 Ponto Planning Area F should be used to address Ponto's 'Park Inequity' being 'unserved', and not used to increase the "over concentration" of affordable housing that was already planned and built at Ponto.

10-171 Figure 10-13: Sites Requiring No Zone Change: Ponto Planning Area F needs to be removed from Figure 10-13. As has been previously documented Planning Area F is currently Certified in the Existing Carlsbad Local Coastal Program as "Non-residential Reserve". Both the City's General Plan Land Use Element and Zoning Code clearly state the City needs to receive CA Coastal Commission 'Certification' of Carlsbad's Proposed Draft Local Coastal Program Land Use Plan Amendment (sometime in 2021-22) to change that existing Certification before Ponto Planning Area F's Coastal Land Use and Zoning is fully changed to R-23 Residential and General Commercial. Based on Ponto Planning Area F's existing Certified LCP regulations and well documented need for high-priority Coastal land uses at Ponto, it is likely Planning Area F's ultimate land use approved by the CA Coastal Commission could change.

10-191 Program 2.1: Inclusionary Housing Ordinance: this section states that "For all residential projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of 2020, the in-lieu fee per market-rate dwelling unit was \$4,515." The City's in-lieu-affordable-housing fees seems very inadequate, as other cities like the City of Laguna Beach's (I recall) \$160,000 per unit in-lieu affordable housing inclusionary housing fee that actually reflects the in-lieu cost. This cost and fee should be similar to Carlsbad's situation. If in fact the Carlsbad's in-lieu affordable inclusionary housing cost to provide an affordable housing unit is only \$4,515 per dwelling, then the City appears have sufficient resources in the as I understand \$19 million Affordable Housing Inclusionary Fee accounts to provide the gap funding to 'buy' over 4,200 affordable dwellings. Since an in-lieu fee is to cover the costs of actually providing the affordable dwelling the fees should then be able to purchase that affordable dwelling someplace else in the housing market. There is a critical need to explain in much more detail why the in-lieu fee is what it is, if it is truly adequate in funding affordable housing "in-lieu" of a developer providing the affordable housing? If the in-lieu fee is the total cost difference between affordable and market construction then is the difference in affordable and market dwelling sales/rental price the market housing developers' Profit? If so then developer profit is the major barrier to affordable housing, as total costs are not that much different. If so then it seems logical to address this major barrier to affordable housing.

10-192 Program2.2: Replace or Modify Growth Management Plan (GMP): As mentioned before is seems imprudent to overturn the GMP for a temporary crisis housing law (SB 330) set to expire on 1/25/20. Also, it should be clearly stated in the this section that SB 330 has limited applicability or enforceability in the CA Coastal Zone if the City is pursuing compliance with the CA Coastal Act as documented in Attachment #4.

SB 330 reflects a very unusual time when national and international economic market distortion by central banks has created, historically low interest rates and resulting in historic Housing (and other) Asset (stocks and bonds) values. This manufactured temporary inflationary market stimulus is to be temporary, not long-term, and will be a temporary market distortion that will likely see asset prices 'revert to mean' once the cost of capital is properly priced. If SB 330 legally overrides Carlsbad's GMP until 2025 then that is what the State is mandating Carlsbad do. However, it is very imprudent and inappropriate to use SB 330's temporary crises language as rational for long-term changes to critical foundations of GMP. Once the temporary crises that SB 330 is designed to address is over is the time to methodically approach wise long-term and sustainable land use policy.

Attachment #7:

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]

Sent: Monday, September 14, 2020 10:46 AM

To: Council Internet Email (CityCouncil@carlsbadca.gov); Scott Chadwick (Scott.Chadwick@carlsbadca.gov); Erin Prahler (Erin.Prahler@coastal.ca.gov); Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Cort Hitchens (cort.hitchens@coastal.ca.gov); Lisa Urbach (lisa.urbach@parks.ca.gov); 'Zachary.Olmstead@hcd.ca.gov'; 'Megan.Kirkeby@hcd.ca.gov'; 'scott.donnell@carlsbadca.gov'

Cc: Brhiggins1@gmail.com; Phil Urbina (philipur@gmail.com); Lela Panagides (info@lelaforcarlsbad.com); Team Teresa for Carlsbad (teamteresaforcarlsbad@gmail.com); People for Ponto (info@peopleforponto.com); Laura Walsh (lauraw@surfridersd.org); 'Steve Puterski'; Philip Diehl (philip.diehl@suniontribune.com)

Subject: Citizen public input for Housing Elem & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Dear Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department:

As one of the many People for Ponto (www.peopleforponto.com), we wanted to make sure this email and attachments have been provided to you and that the issues/data in this email be publicly presented/discussed during both the City's and State's consideration of the above planning and any other related activities.

1. Legality of 'Buildout' and quality of life standards in both California and a City within California; and if planning for "buildout" is illegal, can we California Citizens be provide the specific citation in CA State Law that forbids the State and/or Cities within California from land use and public infrastructure planning to cap to a finite or "buildout" population/development condition. As California and Carlsbad citizens it important to know the State's legal policy on "buildout"; and State policy laws on how are an infinite amount of Coastal Recreation and other high-priority Coastal land

uses can be correspondently provided for infinite population growth within a largely developed and finite (and shrinking due to sea level rise) Coastal Zone?

The following public testimony and questions were presented the 6/23/20 Carlsbad Budget meeting. Coordinated answers from the State of CA and City of Carlsbad on how State Coastal and Housing planning priorities are ordered and reconciled is important. Carlsbad has a very small fragment of remaining vacant coastal land and once it is developed it essentially lost forever. This is being planned now with the above mentioned planning efforts. Most all of Carlsbad's Coastal lands are already developed with Low-Coastal-Priority residential land use, or off-limits due to endangered habitat preservation. Coastal Parks or Campgrounds can only be provided along the Coast and they are currently very crowded, and will continue to get more crowded and eventually degrade over time by increased population demands if new Coastal Parks and campgrounds are not created by coordinated Coastal Land Use planning by the State and City. How is the State of CA and City of Carlsbad to address maintaining our coastal quality of life (coastal recreation) with infinite population growth and rapidly shrinking coast land resources?

Citizens need a coordinated State of CA and City response to: *"6-23-20 City Council Budget meeting – pubic testimony by Lance Schulte: People for Ponto submitted 130-pages of public testimony on 6/2/20, would like to submit the following public input to both the 6/23/20 City Budget Meeting and the City proposed Draft Local Coastal Program Amendment – and with reference to a proposed change the land use of Planning Area F from its Existing Non-Residential Reserve land use to City proposed low-coastal priority high-density residential and general commercial land uses. Contrary to what was said by 2 Council members the City's LCP policy covering Planning Area F is not a Citywide LCP policy, but is specific to the Sammis/Poinsettia Shores LCP area, and the policy's scope and regulatory authority is limited by the boundaries of the Sammis/Poinsettia Shores LCP area.*

The Planning Area F Ponto Coastal Park is critical to the long-term economic vitality and sustainability of South Carlsbad's neighborhoods and extensive Visitor Industry; and Carlsbad's 1st and 3rd highest revenue sources.

Beyond Ponto there is an additional and separate Citywide Coastal Recreation requirement related to CA Coastal Commission concerns about Carlsbad's proposed LUP land use changes and proposed Local Coastal Program Amendment (LCPA) adequately providing for a Citywide 'buildout' need for Coastal Recreation land.

It is not clear if 'buildout' is a set and final amount of City and State population and development or if 'buildout' represents accommodating an endless amount of future population and development in Carlsbad and the State of California. If 'Buildout' is an endless future amount of population growth and development, then how is the City planning to provide a commensurate endless amount of City Parks and Open Space? How is an endless amount of Coastal Recreation provided to accommodate endless amount of City and Statewide growth?

Until these questions can be authoritatively answered by the City and State of California the preservation and acquisition of vacant Coastal land should be a City priority. Because once land is developed it will never be available for Park and Coastal Recreation use. Continual population and development growth without corresponding Park and Open Space growth will lead to a gradual but eventual undermining of the quality of life for Carlsbad and California, and our Carlsbad economy. It is for these and other important reasons People for Ponto ask the City to budget for the purchase of

Planning Area F for Coastal Recreation and City Park needs – needs that City has documented exist now, and needs that will only grow more critical and important in the future.

Thank you, People for Ponto love Carlsbad and our California Coast. We hope you love Carlsbad also and you take responsibility as a steward of our California Coast.”

2. Attached is an email regarding clarification of apparent City errors/misrepresentations on 1/28/20 regarding a) the CA Coastal Act’s relationship with CA Housing laws regarding CA land use priorities and requirements within the CA Coastal Zone, and b) City planning documents and City planning and public disclosure mistakes regarding Ponto. The clarification of the issues noted on 1/28/20 should be comprehensive, and holistically and consistently disclosed/discussed in each of the City’s and State’s Coastal-Land Use Planning-Parks-Housing planning efforts showing the principles and legal requirements for how potential conflicts within State/City Policies are to be resolved.
3. Similar to #2 above, People for Ponto has provided public testimony/input of over 200-pages of documented data on the need for a “Public Park” and over 2,500 Citizens’ requests for that Park. Those 200+ pages and the email requests from 2,500 citizens, and the CA Coastal Commission direction to the City as noted below should also be shared with the Carlsbad’s Planning-Parks-Housing Commissions and the City’s Housing Element as part of the respective land use-parks-housing discussions.

The CA Coastal Commission has also provided direction to the City regarding some of the City’s planning mistakes at Ponto, and those directions should also be shared with the City’s Planning-Parks-Housing Commissions and Housing Element Advisory Committee regarding Coastal Land Use planning at Ponto Planning Area F. CA Coastal Commission has provided the following direction to the Carlsbad:

- a. Following is from a 7/3/17 CCC letter to City Staff on the City’s proposed land use changes at Planning Area F. City Staff provided this to City Council on 1/28/20: “The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto/Southern Waterfront 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 is an issue that the San Pacifico HOA community group is raising in regards to the Shopoff/Ponto development proposal, and 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.”**
- b. In 2017 after citizens received the City’s reply to Public Records Request 2017-260, citizens meet with CCC staff to reconfirm the City failed since before 2010 to publicly disclose and comply with Planning Area F’s LCP requirements. CCC Staff acknowledged the City has not yet complied with the LCP and in an 8/16/2017 email said: “The City is currently undertaking a comprehensive update to their LCP funded in part through a CCC grant. As a part of this process the City will be consolidating all previous LCP segments into a single, unified LCP. **The City has received direction from both the Commission (May 2016 CCC hearing) and Commission staff, that as a part of this update the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”**

Please do not misinterpret these comments as anti-housing or anti-development, it is the exact opposite, they are in support of existing and future development. It is a logical recognition of what is the best use of very limited (and shrinking) vacant Coastal Land resources. It is prudent and sustainable State and City Coastal Land Use planning to best serve all CA residents – now and in the future. Housing can be developed in many large inland areas that are better connected with job centers and transit. New Coastal Parks can only be located on the last few remaining vacant parcels within a short distance to the coast. This very small area (vis-a-vis) large inland areas must serve all the coastal Park and recreation needs of California’s almost 40 million residents and the additional millions of annual visitors to California’s coast. This very small amount of Coastal land drives a lot what makes CA desirable and successful, but it is getting very overcrowded due to population/visitor growth while at the same time shrinking due to coastal erosion and sea level rise. Squandering the few remaining Coastal vacant land resources, and not reserving (planning) these lands for more high-priority Coastal Recreation Land Uses will ultimately undermine CA both socially and economically. The attached ‘Carlsbad 2019 proposed Draft LCP Amendment’ file should be provided to and reviewed by Carlsbad’s Planning-Parks-Housing Commissions and the Housing Element Advisory committee in their consideration of Carlsbad’s proposed Housing Element update and proposed Draft LCP Land Use Plan Amendment, and also jointly by CA HCD and CCC in providing Carlsbad direction on CA Coastal Land Use priorities in the Coastal Zone relative to those two (2) City proposals.

Thank you all for your consideration and comprehensive inclusion of the various issues in both the City and States upcoming evaluation of proposed Coastal land use plan, Housing Element and Parks Master Plan updates. There is precious little vacant Coastal land left and how it is planned to be used and developed is critical and needs full public disclosure/involvement and a comprehensive and coordinated approach.

Sincerely,
Lance Schulte
www.peopleforponto.com

Following are the 2 attachments to the above 9/14/20 email:

1. 4/21/20 email of Public input to Carlsbad City Council-Planning-Parks-Housing Commissions and CA Coastal Commission on DLCPA-PMU-HEU processes: Dear Carlsbad City Council, and Planning, Parks and Housing Commissions; and CA Coastal Commission: People for Ponto submits this email, and the attachment that was provided to the Carlsbad City Council for Item#14 at the 1/28/20 meeting. The attachment provided at the 1/28/20 City Council meeting has not been recorded on the Carlsbad City website that documents public input provided at that 1/28/20 meeting. Consequently we request this email and attachment be provided to the Carlsbad City Council, and Planning, Parks and Housing Commissions; and CA Coastal Commission as public input on the City Staff proposed 1) Draft Local Coastal Program Amendment, 2) Parks Master Plan Update, and 3) Housing Element Update processes. The attachment documents apparent errors, omissions, and/or misrepresentations in the 1/28/20 Item #14 Staff Report/Presentation to the City Council. We wish this email and the attached public comments be provided to the Council and Commissions addressed to in this email and be included as public comments to be addressed in the 3 planning processes listed. Thank you. Email confirmation of receipt and delivery of this email/attachment is requested. Thank you. Sincerely, Lance Schulte People for Ponto

- a. Attachment: Carlsbad City Council meeting of 1-28-20 agenda item #14 [typo corrected on 2-4-20]: People for Ponto apologize for this late and hastily, review and comments. We just found out about the meeting this morning. We citizens know we can together achieve great things if you allow us to work with you.

Staff
Report

Page

clarification/correction:

- 1 The LCP Land Use Plan Update is in fact an Amendment to an Existing LCP Land Use Plan. The Existing LCP Land Use Plan is already certified by the CA Coastal Commission as being consistent with the CA Coastal Act, except for some Amendments needed to address Sea Level Rise impacts and some other issues. The LCP Amendment proposes to change the Existing CA Coastal Commission certified LCP Land Use Plan's "Non-residential Reserve" Land Use and Policy on Planning Area F to consider and document the need for "i.e. Public Park" at Ponto .
- 1 Staff summarizes the CA Coastal Act objectives to "ensure maximum public access to the coast and public recreation areas." Carlsbad's Adopted Park Service Area/Equity Mapping shows there is no Park Service for the Ponto Area and Ponto Citizens, and no Park Service for the Coastal South Carlsbad area west of Interstate-5 and the rail corridor. The City's mapping of land that meets the developer required Growth Management Open Space Standard of 15% Unconstrained land shows about 30-acres of this Open Space is missing at Ponto. This missing Open Space could have provided needed Park facilities that are missing at Ponto. Citizens in over 2,500 emails to the City Council have cited the need for a Public Park at Ponto as part of the Existing LCP Land Use Plan Amendment proposed at Ponto. These requests are consistent with the CA Coastal Act.
- 3 2nd bullet: says city staff proposes to replace, amend, or retain various Existing LCP policies, so the Staff has a documented understanding how each Existing LCP policy is being treated in the proposed Amendment. Citizens asked in Oct 20, 2019 for this 'redline' version of the Existing LCP Policies and Land Use Maps so citizens can understand what the Amendments are so we as citizens could then provide informed public comment. This 'redline' version is also important for the City Council and Planning and other Commissions so they know what Amendments to Existing City LCP Land Use policy are being proposed. Citizens again request this 'redline' version that it appears the staff already has; as they know what Existing LCP Land Use policies are being replaced, amended, or retained.
- 4 V is incomplete: the community asked on Oct 20, 2019 for 3 things: 1) a 'redline' version as noted above, 2) true Public Workshops to help inform and resolve community concerns about the proposed LCP land Use Plan Amendments, and 3) more public review time to provide for the above two other requests. All 3 requests should be acknowledged in the staff report. All 3 requests are rational and reasonable considering the proposed Draft LCP Land Use Plan Amendment is the "buildout" plan for Carlsbad's Coastal Zone, and there were multiple

documented fundamental “planning mistakes” regarding past City public information and participation in the Coastal Land Use planning. Providing such a process as outlined by the 3 requests would help to correct these documented public disclosure/participation and ‘planning mistakes’ that have gone on for many years. It is the right thing to do and most productive approach for all concerned.

- 7 Staff should accurately disclose that in 2010 the CA Coastal Commission in fact rejected the City’s proposed Ponto Beachfront Village Vision Plan for failing to disclose and comply with the then and current LCP Land Use Plan policy for Planning Area F at Ponto. Carlsbad Public Record Requests confirmed the staff did not disclose to citizens the existence LCP Land Use Plan policy for Planning Area F at Ponto, so citizens had no idea a Public Park at Planning Area F at Ponto needed to be considered. How can citizens, provide input if citizens don’t have complete and accurate information to review and comment on?

- 8 Staff should correctly disclose that the 2015 application at Planning Area F at Ponto is first for a Local Coastal Program Amendment and Master Plan Amendment. These are both applications to change City Land Use Plan Policy and Zoning regulations. The actual applications for ‘development’ permits can in fact not even be considered by the City until the Local Coastal Program Land Use of “Non-residential Reserve” is changed and Master Plan rezoning is approved. Only then can the ‘development’ permit application can applied for. The developer abandoned their application to change the LCP and Master Plan and then apply for developer permit review about a year ago. However, the city staff is keeping the application ‘alive’ even though there has been no progress on the application for over a year. It is unclear if the staff has authority to do this, or if the City Council has authority to withdrawal the application due to non-activity. The City has permit standards that withdraw applications if applicants make no progress on the applications after 6-months. What is troubling is that it appears the city staff proposal is to process the developer’s application to change the Existing LCP Land Use Plan for the developer.

Staff notes that the Planning Area F sites now designated as Residential R-23 and General Commercial by the Carlsbad General Plan Update. However, staff fails to disclose that until the Existing LCP Land Use Plan Amendment (as proposed by City Staff) is in fact approved by both the City and the CA Coastal Commission the Existing LCP Land Use Plan for Planning Area F supersedes the City’s General Plan Update. Carlsbad’s General Plan Land Use Element clearly states this on page 2-26 stating: “The city’s LCP Land Use Plan will be updated consistent with this General Plan. However, to take effect, the LCP must be certified by the Coastal Commission as well as adopted by the city. Until such time that this occurs, the existing (as of 2013) LCP must be adhered to.” So until the City Council adopts the staff’s proposed Draft LCP Land Use Plan Amendment, AND the CA Coastal Commission “certifies” that LCP LUP Amendment; the City’s General Plan Update Land Use change cannot take effect. The General Plan Land Use at Ponto Planning Area F has in fact not been changed by the General Plan Update, but can only change with staff’s proposed

Draft LCP Land Use Plan Amendment that the City Council can choose to approve or disapprove. Also official Public Records Requests have documented that the City's General Plan Update planning process was also fundamentally flawed at Ponto. Again, like during Ponto Beachfront Village Vision Plan planning process a few years earlier the city failed to comply with the then and current LCP Land Use Plan policy for Planning Area F at Ponto. The flawed General Plan Update process at Ponto prevented Citizens from knowing the facts so they could properly participate and provide review and comment during the General Plan Update. The significant citizen comments to the City Council asking for a Ponto Coastal Park is reflective of the fundamental public disclosure and processing flaws that the city is only now acknowledging as one of the repeated 'planning mistakes' at Ponto. This is why citizens are asking for full disclosure of the facts and a complete planning process re-boot at Ponto. It also should be noted that the Existing LCP Land Use Policy for Planning Area F states that "as part of any future planning effort ... consideration of a "Public Park" is required. CA Coastal Commission Staff has indicated the City's proposed land use planning changes at Ponto as part of the General Plan Update are subject to change.

At the bottom of the page regarding SB 330, as noted above the "residential land use designation on the site" is not in effect until the currently proposed LCP Land Use Plan Amendment is both approved the City Council AND also certified by the CA Coastal Commission, so SB 330 does not apply. Also SB 330 has specific language that exempts land use in the Coastal Zone. SB 330 (Skinner) Section 13 states: "(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code)." This language is consistent with CA case law, and other housing laws that recognize the obvious – there is very limited amount of Coastal land v. significant land area inland. Limited Coastal Land per the CA Coastal Act is needed for "High-Priority" Coastal Land Uses" - i.e. Coastal Recreation and Low-cost visitor accommodations primarily in a city such as Carlsbad. The CA Coastal Act identifies both residential and general commercial land uses as "low-priority". So although affordable housing is important there are other more appropriate locations, than on the last remaining vacant Coastal land in Carlsbad that will be needed to address the "High-Priority" Coastal Land Uses to serve Carlsbad and California's 'buildout' needs. CA case law recognizes the supremacy of the CA Coastal Act over CA Housing Laws as noted in "Kalnel Gardens, LLC v. City of Los Angeles". This case law data has already been provided to the City Council as part of Staff's housing discussions over the past few years. The staff report should have disclosed the above information, as it appears SB 330 is not a factor at Ponto.

13 2005-2010 Housing Element: As noted above the General Plan Land Use Element states the General Plan Land Use Plan is not effective until the proposed Draft LCP Land Use Plan Amendment is both approved by the City Council AND certified by the CA Coastal Commission. So, the Housing Element Cannot recognizes the proposed residential use change at Ponto until then. Also as noted before there were multiple documented fundamental ‘planning mistakes’ in public disclosure, participation and process that flawed the Housing Element. It should be noted that these flaws occurred during the time the CA Coastal Commission specifically rejected the Ponto Beachfront Village Vision Plan due to those flaws. The now City acknowledged ‘planning mistakes’ at Ponto prevented Carlsbad citizens from providing informed participation during the Housing Element.

Also, it is unclear why the staff misrepresented the amount of housing proposed in the Housing Element on the Ponto Planning Area F site as “the Ponto site for high density residential use at a minimum density of 20 dwellings per acre (128 units minimum)”; as this is not true. The City’s General Plan promises only the minimum 15 dwelling units/acre for the R-23 Land Use designation. See the “Ponto” unit capacity table below from the City of Carlsbad General Plan Housing Element Table B-1 on page B-2 that lists 98 dwellings for the site on the east side of Ponto Road and 11 optional dwellings on the west side of Ponto Road for 109 total units for both sites, v. the 128 units mentioned by staff. Not sure why staff misrepresented the density by 17 to 30%.

2007 Ponto Beachfront Village Vision Plan: As noted several times above there were fundamental public disclosure and participation flaws with this plan. It was rejected by the CA Coastal Commission in 2010 in part for those reasons. These flaws are confirmed by the City’s own data as a result of multiple Official Carlsbad Public Records Requests. This should be disclosed to the City Council and citizens.

14 2015 General Plan Update: As noted several times above there were also fundamental public disclosure and participation flaws with this General Plan Update with regards to Ponto. These flaws are confirmed by the City’s own data as a result of multiple Official Carlsbad Public Records Requests. This should be disclosed to the City Council and citizens.

Citizens are asking the City Staff and City Council:

- for honesty; to fully and publicly recognize and disclose the past “planning mistakes” at Ponto, and fundamental flaws from the from those mistakes that prevented citizens from knowing about and participating in the planning process for Ponto.
- To keep the Existing LCP Land Use Plan at Ponto until a new open-honest and inclusive Community-based planning process can be achieved at Ponto.
- To be honest with respect to Park Serve Area and Equity issues at Ponto and Coastal South Carlsbad west of I-5 and the rail corridor.
- Consider the needs for inland South Carlsbad citizens, visitors and business to have their ONLY Coastal Park.

- Consider the larger regional Coastal Park need, and the forever 'buildout' Coastal Recreation needs for future generations.
 - To be true and honest in translating and implementing our Community Vision
2. The 2nd attachment to the 9/14/20 email to Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department: Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department was a 26-page document with a Subject line and submitted as official Citizen public input for the Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment regarding 'Coastal Recreation' facts, needs, issues for Ponto Planning Area F and citywide. This document has been provided as Attachment #5.

People for Ponto

Develop Ponto Right

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- Ponto is at the center of a larger 6-mile stretch of coastline in that has no Coastal Parks.
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- And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making it known that:

- I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto
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- I am **not** in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

I request that my comments be put on record in the official public records for Planning Area F.

Thank you.

Sign:

Anthony Mann

Print Name:

Anthony Mann

Date:

1/29/20.

City, State:

Irvine California

People for Ponto

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Sign:



Print Name:

Robert Shugden

Date:

1/30/2020

City, State:

Simsbury, CT

People for Ponto

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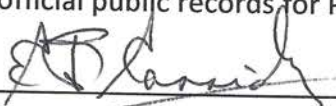
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Thank you.

Sign: 
Print Name: Edward F. Cassidy
Date: 1/30/2020
City, State: Spring Christi, TX

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov; info@peopleforponto.com

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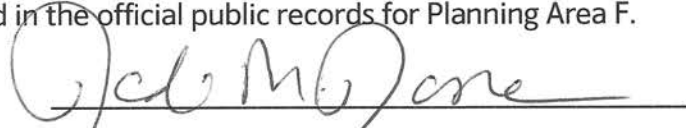
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Thank you.

Sign:



Print Name:

Ted M. Jones

Date:

1-22-20

City, State:

CB CA

People for Ponto

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Sign:



Print Name:

Matthew Meneses

Date:

1/28/2020

City, State:

San Antonio, TX

People for Ponto

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Thank you.

Sign: 
Print Name: Sabrina Meneses
Date: 1/30/2020
City, State: San Antonio, TX

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Sign:

Christian A. Ortiz

Print Name:

Christian A. Ortiz

Date:

01/30/2020

City, State:

San Antonio, TX

People for Ponto

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Sign:

Michelle Pernicka

Print Name:

Michelle Pernicka

Date:

1/30/20

City, State:

San Antonio, TX

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- Laura Hyden
- Kourtney Dobbs
- Brenda Rieger
- Beth Shoat
- Mildred Stanislaw
- Amber Brown
- Cardi Terry
- Floyd Wayne Donnell
- Kimberly Stape
- Ashley Hubert
- Ashley Sulak
- Darla Turner
- Nancy Schulman
- Darlene Bergquist

Signature

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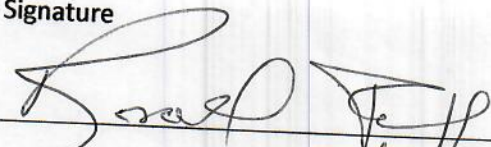
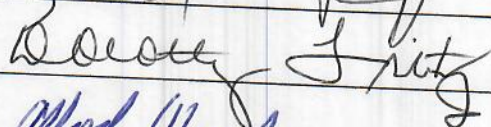
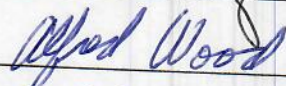

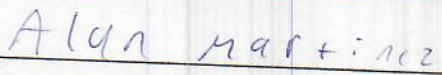




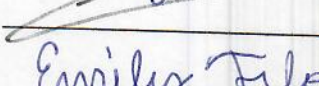
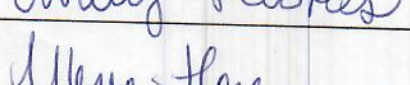
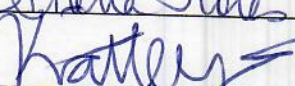
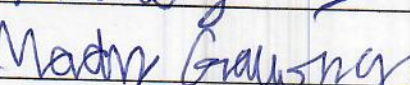
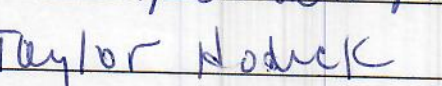

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Printed Name

1. ROWALD FRITZ
2. Dorothy Fritz
3. ALFRED Wood
4. Marcela Martinez
5. Alan Martinez
6. Levan Mcbee
7. Gina Kucera
8. Zach Sanders
9. Stuyck
10. Connie Jones
11. Emily Flores
12. Allena Flores
13. Kaitlynn Jones
14. Maday Gallo Way
- 15.

Signature

1. 
2. 
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15. 

1-30-2020

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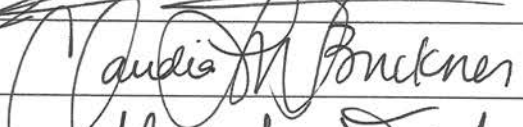




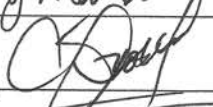
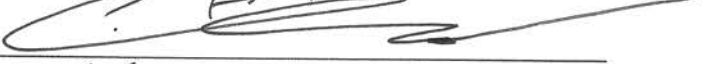

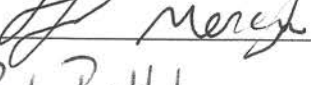
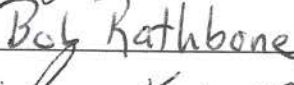
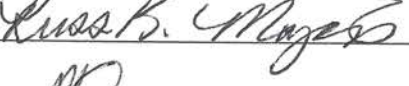
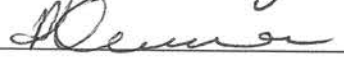
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- I am **not** in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

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- Denise L. Soto
- Andrew Metzger
- Jeanette Bohm
- Claudia M Buckner
- Alexander Dochnal
- Daria Yureva
- Patrick Delgado
- Mariajocelyn Mamrot
- Alejandra Lopez
- CHRISTOPHER MONTEZ
- Steven Hammon
- Hamed Maraghech
- Bob Rathbone
- Kunal B. Maydeo
- AMITABHA KUMAR

Signature

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1-28-2020

People for Ponto

Develop Ponto Right

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- 2 Jose Zarate
- 3 Thomas Kenniff
- 4 Cheryl Wellbel
- 5 Caleb Hantz
- 6 Ifalia Kozarsta
- 7 Raissa Brito
- 8 Estevan Garcia
- 9 Soufiane Mohand-Kaci
- 10 Cassandra Hill
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- 2 Owen Messinger
- 3 Dax Franklin
- 4 Anthony Paine
- 5 Chelsea Franklin
- 6 Manu Victor
- 7 Debbie Hooker
- 8 Cathy Brock
- 9 Nancy Cameron
- 10 Richard Rappe
- 11 ROBERTA RAPPE
- 12 Ian Lawrence
- 13 Jen Frazee
- 14 Penny
- 15

Signature

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- 2 JOR
- 3 ~~Dax Franklin~~
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1-29-2020

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- 1 DARIA SZLAPAK
- 2 MARIE RASSMAN
- 3 Dick Dickerson
- 4 DAVID A. HADULA
- 5 WW
- 6 Nundy Dube
- 7 KATHLEEN BLACK
- 8 DENNIS MULLIGAN
- 9 Bob Guder
- 10 Jill Janik
- 11 Bob K. Mik
- 12 Kurt Palmer
- 13
- 14 MARC
- 15 Adrian Rodriguez

- Daria Szlapak
- Marie Rasmussen
- Dick Dickerson
- David A. Hadula
- WW
- Nundy Dube
- K Black
- Dennis Mulligan Ponto
- Bob Guder
- Jill Janik
- Bob K. Mik
- K Palmer
- ← June Takahashi
- Marc
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Printed Name

1. Asher Shomster
2. Dylan Shomster
3. Rylee Shomster
4. Randall Conrad
5. Kathleen Conrad
6. LORRAINE GARCIA
7. Wayne Furler
8. KARIINA KLEVER
9. Monica Morris
10. Annette Kossmann
11. WILBUR KOSSMANN
12. Catherine Carlisle
13. Jeffrey Carlisle
14. Sandy Watson
15. Bob Center

Signature

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City Staff Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) & South Carlsbad Boulevard Climate Adaptation Project (SCBCAP) Listening Session with People for Ponto information emailed 1/15/20

Dear City Council, Planning Commission, Parks Commission, & Beach Preservation Commission; CA Coastal Commission, State Parks, and Housing & Community Development; and Surfrider:

A City of Carlsbad SCBCAP listening session with People for Ponto that was originally planned for Sept 2020, but was delayed to Jan 2021. People for Ponto tried to copy to the SCBCAP People for Ponto citizen input sent to the City Council and City Staff since 2017 regarding Ponto and DLCP-LUPA issues. The intent being to coordinate the City's consideration of the issues. On May 28, 2020 3-pages of some specific public comments relative to the SCBCAP were sent to in a file titled "Carlsbad Budget-Draft LCP Amendment-Parks Master Plan-Public Comments-So Carlsbad Blvd Realignment" so the Carlsbad Planning Commission and City Council could consider them in the City Staff proposed Draft LCP-LUPA that started public hearings on Dec 2, 2020. Unfortunately the public comments in the 3-page May 28, 2020 public comments were not considered or discussed by the Planning Commission. Those 3-pages of are included as pages 6-8 in this document.

The City of Carlsbad is advancing the DLCP-LUPA and some of the People for Ponto data on the SCBCAP would not be considered as part of the DLCP-LUPA. So the initial attached 'draft listening session' information is being provided now so the City Council, Planning Commission, Parks Commission, Housing Commission, CA Coastal Commission and CA Housing & Community Development can consider this data while the City Council considers the DLCP-LUPA and CA Coastal Act issues that relate to the SCBCAP proposal. This initial information is initial and not complete or final. The following five (5) initial data and informational issues are however time critical for the City Council in evaluating a proposed South Carlsbad Blvd Realignment Project or Climate Adaptation Project and the related City Staff proposed DLCP-LUPA policy and land use for the Coastal Zone.

Sincerely,
Lance Schulte
People for Ponto

1. Existing South Carlsbad Blvd (south of low-bridge south of PAR) parking summary

63 = north of Campground

19 = south of Avenida Encinas next to Campground Maintenance facility

45 = on-street between Campground Maintenance facility & BL Jetty Bridge

50 = on sand between BL Jetty Bridge & State Beach Parking Lot

177 = total existing public parking spaces

2. Potential campground relocation or new day-use parking spaces using the existing-abandoned Old South Carlsbad Blvd right-of-way N & S of Poinsettia

- Old Existing Old South Carlsbad Blvd right-of-way is approximately 66' wide
- Single-loaded 90-degree parking with 2-way drive aisle = 20' + 24' = 44' wide
- Double-loaded 90-degree parking with 2-way drive aisle = 20' + 24' + 20' = 64' wide
- The old right-of-way areas are easy to use for Campground relocation inland due to Sea Level Rise, and/or as a Low-cost day-use beach parking solution as much of the area graded flat and already paved
- These areas also have both north, south and middle existing roadway intersections to cost effectively connect to drive aisles

North of Poinsettia Lane = approximately 1,400' long x 66' wide = 2.12 acres and yields

147 = Single-loaded 90-degree parking spaces & 2-way drive aisle + 20' for multi-use pathway, or

294 = Double-loaded 90-degree parking spaces & 2-way drive aisle, or

A range of angled and one-way drive aisle configurations that can include a multi-use pathway

South of Poinsettia Lane = approximately 1,200' long x 66' wide = 1.81 acres and yields

126 = Single-loaded 90-degree parking spaces & 2-way drive aisle + 20' for multi-use pathway, or

252 = Double-loaded 90-degree parking spaces & 2-way drive aisle, or

A range of angled and one-way drive aisle configurations that can include a multi-use pathway

Total North & South of Poinsettia Lane

177 = existing spaces that will remain

273 = additional Single-loaded 90-degree parking spaces & 2-way drive aisle + 20' for multi-use pathway, or

546 = additional Double-loaded 90-degree parking spaces & 2-way drive aisle, or

- A range of angled and one-way drive aisle configurations that can include a multi-use pathway
- Cost effectively provides 450 to 723 total spaces or 254% to 408% more parking than the existing 177 spaces. Costs are much lower basic parking lot/driveway costs, and some potential intersection signal additions. Basic parking lot/driveway costs (\$7/sf) for 450-723 spaces would range from \$762,489 to \$1,089,270 plus say \$1,500,000 for 2 signalized intersection upgrades.
- Cost effectively allows providing missing sidewalk, or multi-use pathway, within a slow-speed parking area. Cost estimate to provide all the missing sidewalks/paths on both-sides of South Carlsbad Blvd is approximately \$3-5 million per City sidewalk cost data
- **So total costs to add 273 to 546 new parking spaces AND sidewalks on both side of Carlsbad Blvd range from \$5,262,000 to \$7,589,000. This would be \$19,275 to \$13,899 per new parking space.**
- **#2 produces 187 to 460 more parking spaces yet only costs 7% to 10% of ' #3 City of Carlsbad's AECOM' proposal. #2 is a much wiser use of tax-payer money that yields more benefits, and saves tax-payers 90% to 93% of the City's proposed costs in #3 below.**

3. City of Carlsbad's AECOM 11/26/2013 Alternative Development Meeting parking yield

177 = existing spaces removed

263 = replacement spaces

86 = additional spaces created

- Two South Carlsbad Blvd relocation alternatives that propose:
 - 1) Removing over ½ of South Carlsbad Blvd vehicle capacity by removing one north-bound lane and one southbound lane,
 - 2) Redesigning/repaving the eastern 2-lanes to be two-way traffic lanes
 - 3) Redesigning/reconstructing new intersections or traffic-circles
 - 4) Removing western 2-lanes of pavement
 - 5) Mitigating impacts to endangered species habitats in the historic landscape right-of-way
- Includes multi-use pathway within primarily native/natural landscaping
- **Reduces by at least 50% the vehicle capacity on South Carlsbad Blvd. This capacity reduction and resulting increased congestion could be a major concern for Carlsbad Citizens and Visitors.**
- **Total costs per Mayor Matt Hall is \$75,000,000**
- **Removing 177 existing parking spaces, and replacing with 263 replacement parking spaces, only achieves a net gain of 86 spaces or 49% increase in spaces. At the \$75 million cost that means each of the 86 additional parking spaces costs tax-payers \$872,093 per parking space.**
- **#3 costs tax-payers \$69,738,000 to \$67,411,000 MORE while producing 187 to 460 LESS parking spaces than #2 above. #3 appears a questionable use of tax-payer money that yields significantly less benefits than #2 above at a significantly higher tax-payer cost.**

4. A wiser use of tax-payer money for South Carlsbad Blvd

- **The \$69 – 67 million in tax-payer costs savings from funding #2 versus the City proposed #3 could be used to buy much needed 11-acre Ponto Park at Planning Area F AND still have over \$45,000,000 - 49,000,000 in tax-payer savings.**
- Mayor Matt Hall has publicly stated 11-acre Ponto Park would cost \$20 – 22 million to purchase and build.
- 11-acre Ponto Park would actually ADD 11-acres of new and viable parkland similar in shape (but a bit larger in size) to Carlsbad’s Holiday Park.
- #3 does NOT increase or add any new City land. #3 only reconfigures some narrow slivers of roadway right-of-way.
- **#3 costs \$75 million. \$75 million is 10 - 14 times more expensive than #2, and 2.5 – 2.9 times more expensive than providing BOTH #2 AND a acquiring and building a new 11-acre Ponto Park.**
- Acquiring Ponto Park’s 11-acres of new City land will provide much needed Coastal Recreation (i.e. Public Park) land – a high-priority Coastal land use under the CA Coastal Act – where there is no Coastal Park for the entire South Carlsbad Blvd Climate Adaptation Plan (SCBCAP) Study Area.
- **See Map 1 on page 5. Ponto Park’s central location would allow it to use/serve 337-610 surrounding parking spaces created by #2 (177 existing + 273-546 new parking spaces). The 337-610 surrounding parking spaces location near Ponto Park will allow Ponto Park to effectively host special community events.** From the Center of Ponto Park it is a:
 - 14 minute walk from the center of #2’s 273-546 parking spaces.
 - 4 minute walk from the center of 19 parking spaces south of Avenida Encinas next to Campground Maintenance facility
 - 6 minute walk from the center of 45 on-street parking spaces between Campground Maintenance facility & BL Jetty Bridge; and
 - It has been suggested by People for Ponto that Ponto Drive could be developed to provide one or two sides of angled parking as the most beneficial and cost effective way to use Ponto Drive to provide any additional Ponto Park vehicle parking. Like Holiday Park, on-street parking would preserve and unified park site and not diminish and chop it up and with an interior parking lot and driveways.
- **Acquiring Ponto Park’s 11-acres provides both the City and State of CA future options to address the Sea Level Rise and Coastal Erosion (SLR) planned by the City in the SCBCAP.** 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 #3 the likelihood this most expensive City expenditure would be abandoned by the City to allow relocation of the Campground is practically nil – #3 would be a total waste of \$75 million in tax-payer dollars.
- **The SCBCAP’s planned SLR will eliminate ½ of the State Campground – another 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.**
- #3 boxes both the City and State of CA into a corner with no cost-effective solution. The City in #3 effectively prevents the campground from relocating inland along South Carlsbad Blvd.
- After acquiring Ponto Park’s 11-acres of new City land to provide much needed Coastal Recreation (i.e. Public Park) land AND creating 273-546 new parking spaces by #2, the additional \$45 – 49 million in tax-payer savings could be used to buy additional vacant land in Ponto or other areas of Carlsbad for State Campground relocation and/or creation of low-cost visitor accommodations.

5. Is the South Carlsbad Blvd Promenade (aka Linear Park) a ‘Red Herring’?

The extremely high tax-payer costs to relocate South Carlsbad Blvd to create a “Promenade” have been known for over 20-years (see City’s 2001 Study). But those costs in comparison to a more viable, beneficial, and tax-payer affordable options like #2 above, have never been publicly disclosed and discussed. Is the City over the past 20-years been just theoretically ‘kicking-the-can-down-the-road’ using an infeasible, unfunded and likely never to be built “Promenade” as a Red Herring? Is the City diverting attention from a simpler, quickly doable, cost-effective, more beneficial, attractive, more historically appropriate, and more adaptable solution – like #2 AND Ponto Park acquisition – that would sensibly accomplish much more public benefits, acquire 11-acres of more land, and do all this with far less tax-payer money? A

full an open public discussion of the side-by-side cost/benefits comparisons should be conducted before the “Promenade” is enshrined as Carlsbad Policy.

6. Historic 101 Coast Highway aka South Carlsbad Boulevard

There are some special ‘big sur historic coast highway’ ideas that are consistent with the same 1920’s Coast Highway design history of both sections of PCH, and Carlsbad can look at for inspiration in keeping Carlsbad’s special history, and preserving a scenic attention and reminder of Old California. We have an opportunity to celebrate and maintain the historical 1920’s Coast Highway ROW and design to be historically appropriate attraction. South Carlsbad Blvd., like the section of PCH at the Torrey Pines Bridge and through Torrey Pines is some of the last intact historic portions of historic Coast Highway that retain a glimpse of Old California. This I think can be a great way to look at Carlsbad’s portion of historic Coast Highway 101. Here are some links and an image showing the “Historic Highway 101” sign as people enter Ponto from the south.

<https://carlsbad.org/California-US-101-Californias-Mother-Road/>

http://carlsbadhistoricalsociety.com/Carlsbad%20Historical%20Society_files/historical/travel_connections.htm



Map 1: Cost effectively using Old Carlsbad Blvd pavement for beach, campground & Ponto Park parking – vehicle access at Breakwater Rd, Poinsettia Lane, and Ponto Drive



3-pages of DLCP-LUPA Public Comments emailed on May 28, 2020 to the Carlsbad City Council, and Planning, Parks and Traffic & Mobility Commissions; and CA Coastal Commission:

Carlsbad proposed Draft Budget, Local Coastal Program Amendment, & Parks Master Plan Update – Public Comments

City Budget, Draft LCP Amendment and Parks Master Plan Update issues – South Carlsbad Boulevard (PCH) Realignment land use policy/mapping clarity, and environmental and budget feasibility:

Please see and include the attached City of Carlsbad’s CARLSBAD BOULEVARD REALIGNMENT STUDY PHASE II: PRELIMINARY FINANCIAL ANALYSIS dated October 4, 2001 in this public comment. The realignment study evaluated the City selling and/or leasing portions of the exiting South Carlsbad Boulevard right-of-way for Commercial land use. This is concerning on serval levels.

This public comment requests that in the Draft Local Coastal Program Amendment (DLCPA) and Parks Master Plan Update processes:

1. Provide clear public disclosure and discussion as to if the City’s:
 - a. proposed DLCPA Land Use policies [Pages/Figures: p. 1-5 Figure 1-1, p. 2-11 Figure 2-1, pp. 2-19 & 20 Figure 2-2b & 2-2c; and Pages/Policies: p. 2-22, Ponto/Southern Waterfront, p. 2-23 Draft Policy LCP-2-P.5, p. 2-24 Draft Policy LCP-2-P.7, p. 2-26 Draft Policy LCP-2-P.19]; or
 - b. existing General Plan Land Use Element [Pages: p. 2-35, p. 2-38, pp. 2-47-48; and Policies: 2-G.20, 2-P.51, 2-P.52, 2-P.53, 2-P.55, and 2-P.90] General Plan policies)

provide in any way the opportunity to convert South Carlsbad Boulevard right-of-way into Commercial Land Use as part of realignment. Realignment was portrayed to Citizens as an elaborate way to provide a much needed pedestrian sidewalk/pathway, or Promenade along South Carlsbad Boulevard, not a ‘pathway to change open landscaped right-of-way land to Commercial uses’.

- Are the DLCPA Realignment Land Use policy and/or mapping allowing Commercial use on City designated right-of-way land like proposed in Carlsbad’s 2001 Realignment Study?
 - Does the City’s General Plan polices allow, support or imply Commercial use in any Realignment right-of-way land?
2. To even start having that important public disclosure and discussion, citizens must have both clear DLCPA Land Use Policies and Land Use Maps that show exactly “what and where” the City’s potential proposed Carlsbad Boulevard Realignment “is, and what and where it is not”.
 - The DLCPA Land Use Policies are vague and DLCPA Land Use Maps do not show any Land Use (Open Space or Commercial) associated with the Realignment. This vagueness is counter to the some very specific land uses and areas itemized in the City’s 2001 Study – why?

It is requested that both the DLCPA Land Use Policies and Maps be amended to be consistent and clear as to “what” and “where” the Realignment is and what proposed DLCPA policies apply to those areas, and what Land Uses are being proposed to be assigned to those areas in the Land Use Plan(s).

3. As part of this clear disclosure by the City and public discussion, it also seems logical to roughly update the 20-year old ‘preliminary study’ of realignment costs to have a general understanding if South Carlsbad Boulevard

Realignment is even environmentally/fiscally viable. Current costs could exceed \$75 million. Carlsbad Citizens and taxpayers need to know if the 'Realignment Promenade/Linear Park' is a viable project the City will be implementing and when. Or is the 'Realignment Promenade/Linear Park' more a 'Trojan horse' – outside an apparently attractive celebration, while truthfully hidden inside is disappointment resulting in ruin. The City's 20-year old 2001 Realignment Study seems to point to this concern/possibility.

4. The DLCPA should add a clear and accountable Public Coastal Access, Livable Streets and Connectivity Policy (Section 4.8, at p. 4-41) that requires the City to fully fund and construct as soon as possible a sidewalk/pedestrian path/'Promenade' along South Carlsbad Boulevard to "Complete" and make "Livable" this street. The missing safe pedestrian Coastal Access along South Carlsbad Boulevard represents over ½ of Carlsbad's coastline. The City's CIP #60311 Budget already has \$3.2 million, which based on City costs for sidewalk construction, is sufficient to complete most of this needed sidewalk/pedestrian path/'Promenade'. The sidewalk/pedestrian path/'Promenade' can be quickly, simply and cost effectively accomplished with an existing budget for that purpose, and within the existing right-of-way configuration. The few short sections along bridges can be cost effectively addressed with vehicle/bike lane restriping and maybe a 'jersey barrier' similar to what was done at Agua Hedionda. Again, the missing sidewalk/pedestrian path/'Promenade' can be substantially completed using existing budgeted CIP funds for that purpose. Special design and landscape qualities could be budgeted and incorporated to enhance to a 'Promenade' level, or be similar to North Carlsbad Boulevard's 'Promenade' design. A community-based design process could define consensus on that.

As supporting data that should be factored in the above 4 requests, the Mayor stated in 2020 that the South Carlsbad Boulevard Realignment would presently cost about \$75 million. This figure appears it maybe a rational estimate, but should be verified. Would South Carlsbad Boulevard Realignment be the most expensive City project ever? The \$75 million Realignment cost is \$5 million more than the City's Golf Course land acquisition and construction costs. The City Golf Course is 402.8 acres, and is understood to be the most expensive to acquire/build municipal golf course in the USA, and most expensive to-date Carlsbad City project.

Sadly in comparison, South Carlsbad Boulevard Realignment does Not acquire or add any new land. Realignment simply realigns up to 54.5 acres of existing City owned landscaped right-of-way, to then repurpose only 4 - 10.8 acres for possible Park use under the 4 Land Use Alternatives as documented in the City's 2001 Realignment Study. The \$75 million Realignment cost would thus cost \$7 - 19 million to simply repurpose each acre of existing City right-of-way land for Park use. This cost per acre appears fiscally imprudent given much better alternatives. In comparison the Mayor stated the alternative 11 acre Ponto Coastal Park that is required to be studied under Carlsbad's Local Coastal Program would only cost \$20-22 million. The \$20-22 million figure also appears a rational estimate given vacant land costs in the area is roughly \$1.5 – 2 million per acre. So it is actually 7 to 9.5 times more cost effective to simply purchase vacant land that actually adds new land and is also required to studied/considered for Park use. Again, the Relocation proposal's \$7 – 19 million cost per acre is NOT to buy any new land, but simply rearrange existing land the City already owns and is already landscaped and open as part of the roadway median. It seems logical to fully and publicly vet the proposed South Carlsbad Boulevard Realignment Land Use Policies/Map/Costs. The Realignment concept seems fiscally imprudent and a significant squandering of taxpayer resources.

These public comments are not against a much needed Coastal Park for South Carlsbad as there is none and this is vitally needed to provide a Coastal Park for ½ of Carlsbad's citizens and for the thousands of Visitors staying at the thousands of South Carlsbad Resort and hotel rooms. As the Mayor stated this is the most cost effective solution providing MORE NEW parkland at a fraction of the cost of the Realignment. Over 2,500 emails from citizens and visitors have asked the City Council to provide this much needed Ponto Coastal Park.

These public comments are also not against a much needed sidewalk/pedestrian pathway (including a wider than normal pathway) to provide safe (Complete-Livable Streets) pedestrian Coastal Access along South CARLSBAD Boulevard - in fact just the opposite. The public comment #4 specifically asks for a clear, accountable, funded DLCPA Policy that achieves rapid implementation of a sidewalk/pedestrian path/Promenade within the existing South Carlsbad Boulevard right-of-way configuration. This requested LCP Policy would address the critically needed Coastal Access, public safety, and mobility needs along South Carlsbad Boulevard, that has been delayed way too long. Citizens and visitors should not have to wait over 20-years for this much needed Coastal Access and public safety facility for over ½ of Carlsbad's coastline.

Thank you for your consideration,

Lance Schulte

Attachment: City of Carlsbad's CARLSBAD BOULEVARD REALIGNMENT STUDY PHASE II: PRELIMINARY FINANCIAL ANALYSIS, dated October 4, 2001

Carlsbad Golf Course information: <https://www.sandiegouniontribune.com/news/politics/sdut-city-to-pay-off-golf-course-bond-debt-2016jul07-story.html>

Over 11-months ago in a 1/29/20 1:56PM email People for Ponto Carlsbad citizens first provided the City of Carlsbad both data and comments on **14 critical Coastal Recreation issues (see pages 4-29 below)**. The data and the 14 critical issues do not seem to be receiving appropriate disclosure/presentation/discussion/consideration in the Dec 2, 2020 Staff Report to the Planning Commission. To assure the 26-pages of citizen data and requests in the 1/29/20 email was received by the Planning Commission the file was re-emailed on 12/22/20 12:24pm and specifically addressed to City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD. As citizens we request each of these 14 data points (with supporting data) be honestly considered.

In reading the Dec 2 Staff Report citizens conducted additional analysis of City Park data. That research further reinforces and documents the 14 Critical Coastal Recreation issues and highlights the relatively poor amount of City Park and Coastal Recreation planned by Carlsbad’s Staff proposed Draft LCP-LUPA. We hope the City Council and City Commissions, and CA Coastal Commission & HCD will consider this additional analysis of City data and citizen input:

<u>Coastal Zone data</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>	<u>note or source</u>
Coastline miles	6.4	3.9	6.0	Carlsbad Draft LCPA 201, Google Maps
Coastal Zone Acres	9,219	1,460	7,845	& Oceanside & Encinitas LCPs
Coastal Zone Acres	100%	16%	85%	% relative to Carlsbad

City Park Standard data

City Park Standard	3	5	5	required park acres / 1,000 population
Park Standard %	100%	167%	167%	% is relative to Carlsbad

- Oceanside & Encinitas 'require' and plan for 67% MORE Parkland than Carlsbad
- Carlsbad 'requires' and plans for ONLY 60% as much Parkland as Oceanside & Encinitas
- Carlsbad only requires developers provide 60% of the parkland (or in-lieu fees) as Oceanside & Encinitas require
- Encinitas has a 'Goal' to provide 15 acres of Park land per 1,000 population

Developed City Park	2.47	3.65	5.5	acres / 1,000 population
Developed Park	100%	148%	223%	% is relative to Carlsbad

- Oceanside provides 48% MORE developed park land than Carlsbad
- Encinitas provide 123% MORE developed park land than Carlsbad
- Carlsbad ONLY provides 68% and 45% as much Parks as Oceanside & Encinitas respectively

National Recreation & Park Asso. Metric: a typical City provides 1 park / 2,281 pop. & 9.9 Park acres / 1,000 population

- Carlsbad (3 acre) Park Standard is ONLY 30% of what a typical City provides nationally
- Carlsbad requires developers to provide, 70% LESS Park acres than typical City provides nationally

National Recreation & Park Asso., Trust for Public Land, et. al.: 10 minute (1/2 mile) Walk to a Park Planning Goal

- Both Oceanside and Encinitas plan parks to be within a 10-minute (1/2 mile) walk to homes.
- Carlsbad DOES NOT plan Parks within walking distance to homes
- Carlsbad is NOT providing equitable and walking/biking access to Parks

Some Carlsbad Parks that are not fully useable as Parks:

<u>Existing Parks with Unusable Open Space acreage</u>	<u>total park acres</u>	<u>Unusable park acres</u>	<u>% of park unusable</u>	<u>reason unusable</u>
Alga Norte - SE quadrant	32.1	10.7	33%	1/3 of park is a Parking lot not a park

In many other Carlsbad Parks a significant percentage of those Parks are consumed by paved parking lots and unusable as a Park. city identified unusable habitat open space city identified unusable habitat open space city identified unusable habitat open space city identified unusable habitat open space 44% of these Parks are unusable as Parkland

Hidden Hills - NE quadrant	22.0	12.7	58%
La Costa Canyon SE quadrant	14.7	8.9	61%
Leo Carrillo - SE quadrant	27.4	16.5	60%
Poinsettia - SW quadrant	<u>41.2</u>	<u>11.1</u>	<u>27%</u>
Existing Park subtotal	137.4	59.9	44%

Anticipated Future Park development projects

Park - quadrant

Veterans - NW	91.5	49.5	54%	estimated unusable habitat open space
Cannon Lake - NW	6.8	3.4	50%	estimated unusable water open space
Zone 5 Park expansion - NW	9.3	0	0	appears 100% useable as a Park
Robertson Ranch - NE	<u>11.2</u>	<u>0</u>	<u>0</u>	appears 100% useable as a Park
Future park subtotal	118.8	52.9	45%	45% of Future Parks are unusable as Parks

Unusable Open Space acres

in Existing & Future Parks 256.2 112.8 44% **112.8 acres or 44% is unusable as Parks**

- 112.8 acres or 44% of the Existing & Future Parks are unusable Open Space and can't be used as Parkland
- **Based on City's minimum 3-acres/1,000 population Park Standard, 112.8 acres of Unusable Parkland means 37,600 Carlsbad Citizens (or 32.5% of Carlsbad's current population of 112,877) will be denied Parkland that they can actually use as a Park.**
- 112.8 acres of Existing & Future unusable 'park' / 3 acre park standard x 1,000 population = 37,600 Carlsbad citizens without useable parkland per City minimum standard.
- **59.9 acres of Existing unusable 'park' / 3 acre park standard x 1,000 population = 19,967 Carlsbad citizens and their children are currently being denied useable park land. 19,967 is 17.7% of Carlsbad's current population.**
- In addition to these 19,967 existing citizens and their children denied park land, the City needs to develop additional Park acreage in the NE, SW and SE quadrants to cover current shortfalls in meeting in the minimal 3 acre/1,000 population park standard for the current populations in the NE, SW and SE quadrants.
- **The current NE, SW and SE quadrants park acreage shortfalls are in addition to the 19,967 Carlsbad citizens and their children that do not have the minimum 3 acres of parkland per 1,000 population**
- **Current FY 2018-19 MINIMUM park acreage shortfalls are listed below. They are:**
 - **4.3 acres for 1,433 people in NE quadrant,**
 - **6.8 acres for 2,266 people in SW quadrant, and**
 - **2.3 acres for 767 people in SE quadrant**

Shortfall (excess) in Current Quadrant Park standard by

	population		Future Park		
	<u>acres</u>	<u>need</u>	<u>acres</u>	<u>%</u>	
NW quadrant	(-14.2)	(-4,733)	107.6	91%	<u>existing Park shortfalls are for NE, SW & SE quadrants</u> Current NW parks are 14.2 acres over min. standard & capacity for 4,733 more people at min. park standard. 91% of all Future City Parks are in NW quadrant
NE quadrant	4.3	1,433	11.2	9%	Future Park will exceed minimum NE park standard
SW quadrant	6.8	2,266	0	0%	No min. parks for 2,266 people in SW quad. Park deficit
SE quadrant	2.3	767	0	0%	No min. parks for 767 SE quadrant Park deficit

A Park Standard minimum is just a “Minimum”. City policy allows the City to buy/create parks above the City’s current 3 acre/1,000 pop. MINIMUM (and lowest) Park Standard of surrounding Coastal cities. Carlsbad already did this in the NW quadrant. It then added 3.1 more NW quadrant Park acres as part of the Poinsettia 61 Agreement. Poinsettia 61:

- converted 3.1 acres of NW City land planned/zoned for Residential use to Open Space Park land use/zoning,
- facilitated a developer building condos (increasing park demand) in the SW quadrant,
- required the SW Quadrant developer pay \$3 million to build the 3.1 acre NW quadrant park, and
- required the SW Quadrant developer pay to convert 3.1 acres of NW Quadrant & 5.7 acres of SW Quadrant City Park land to habitat that will be unusable as a City Park.

So Poinsettia 61 increased SW Quadrant development (that both increased SW Park Demand and expanded the current SW Quadrant Park deficit) while simultaneously using SW Quadrant development to pay for the conversion of 3.1 acres of residential land in the NW Quadrant to City Park (the NW Quadrant already has surplus park land per the City’s minimum standard).

People for Ponto strongly supports creating City Parks above the City’s current low 3-acre per 1,000 population minimum, as the City’s minimum standard is relatively low and substandard relative to other cities; many Carlsbad parks have significant acreage that is in fact ‘unusable’ as a park. Most importantly People for Ponto Citizens think it is very important to prioritize providing City Parks in areas of Park Inequity that are unserved by City Parks. However it seems very unfair to the SW Quadrant citizens to be so unserved and starved of the bare minimum of City Parks while at the same time funding City Parks in excess of City standard in other Quadrants.

The Poinsettia 61 illustrates a larger unfair (and dysfunctional) distribution of Quadrant based City Park demand and supply that is keenly evident in the demands/supply funding and location disparity of Veterans Park. Most all the development impact and park demand that paid Veterans Park fees came from the SW, SE and NE Quadrants yet the Veterans Park (supply) is not in those SW, SE and NE Quadrants. This inequity is counter to the implicit City requirement that City Parks be provided within the Quadrant of their Park demand. It is logical and proper that City Parks be provided and equitably distributed to be close to the development and population that generated the demand for that Park.

The City Park inequity at Ponto and in other Coastal areas of the City is counter to several CA Coastal Act policies; counter to good city planning and good CA Coastal planning; is highly detrimental to the City, City and CA citizens in the long-term; fails to properly distribute and match the location supply with the location of demand for Parks; and is counter to basic fundamental issues of fairness. Since 2017 People for Ponto has tried to get the City Council and City Staff to address this inequity, specifically at Ponto, and to do so in a way that embraces a true and honest Citizen-based planning process.

Coastal Recreation:

1. Request that the City as part of its Draft LCP Public Review process broadly-publicly disclose to all Carlsbad Citizens the City's acknowledged prior LCPA processing and planning "mistakes" regarding the requirement that the Ponto area be considered as a public park: This disclosure is needed to correct about 20 years of City misrepresentation to the public on the since 1996 and currently Existing LCP requirements at Ponto, and the City's prior planning mistakes at Ponto. Citizens have been falsely told by the City that all the Coastal planning at Ponto was done already and that the City followed its Existing LCP regarding the need for a park at Ponto, and that this is already decided and could not be reversed. This misinformation has fundamentally stifled public review and public participation regarding the Coastal Zone. City failure to provide such a broad-public disclosure on the documented prior, and apparently current proposed, "planning mistakes" would appear to violate the principles of Ca Coastal Act Section 30006. A broad-public disclosure would for the first time allow citizens to be accurately informed on the Existing LCP requirements at Ponto so they can provide informed public review and comment regarding the need for a Coastal Park in in this last vacant 'unplanned' area. The requested broad-public disclosure by the City of the City past mistakes and the Existing LCP requirements at Ponto is consistent with CA Coastal Act (CCA) "Section 30006 Legislative findings and declarations; public participation - The Legislature further finds and declares that **the public has a right to fully participate in decisions affecting coastal planning**, conservation and development; that achievement of **sound coastal conservation and development is dependent upon public understanding and support**; and that the continuing planning and implementation of **programs for coastal conservation and development should include the widest opportunity for public participation.**" The public cannot participate as outlined in CCA Section 30006 if past City 'mistakes' and misrepresentations on Coastal planning at Ponto go undisclosed to the public. If the public isn't fully informed about the 20-years of LCP planning mistakes at Ponto how could the public in the past (and now in the present) participate in the proposed LCP Amendment – **Public Participation as noted in Section 30006 above is the means to sound coastal conservation and development and is "... dependent upon public understanding ..."**. The City's past mistakes at Ponto need to be corrected by slightly different a Draft LCP Amendment process than currently outlined by the City; a new process is needed that clearly, opening and honestly informs and engages the public on the Existing LCP Ponto issues. The City's current Draft LCP Amendment process fails to follow CCA Section 30006 in that most all the citizens we encounter are as yet unaware of the City's Ponto mistakes and how they can participate in in the DLCPA process without that information. We see this daily in conversations we have with our fellow citizens. We even saw at the Oct 20, 2019 Carlsbad Planning Commission meeting that the Planning Commission was unaware of the planning mistakes at Ponto. How can a decision body of the City make a decision without knowing about these prior 'planning mistakes' facts that surround what they are being asked to decide on? Repeatedly since 2017 Carlsbad citizens and People for Ponto have asked the City to fully acknowledge the City's prior flawed planning at Ponto, and to correct that with ether maintaining the Existing LCP Non-residential Reserve Land Use or restarting the Coastal Planning at Ponto with a true and accurately informed Community-based Coastal Planning process consistent with Section 30006.

We request the City during the DLCPA Public Review period broadly and publicly disclose to all Carlsbad Citizens the City's acknowledged prior LCP and other "planning efforts" public participation processing and planning "mistakes" regarding the requirement that the Ponto area be considered as a public park, and 1) provide a truly honest public participation process on that disclosure consistent with CCA Section 30006 as part of the Draft LCP Amendment process or 2) retain the Existing LCP Non-residential Reserve Land Use and require a comprehensive and honest community-based redo of Coastal Resource planning at Ponto.

2. City fully and publicly reply to and the City Council consider the 11-20-19 citizen concerns/requests regarding the City's proposed LCP Amendment process: Lance Schulte on 1/23/20 received an email reply by the City to his follow-up email regarding the status of the 11/20/19 citizen concerns/requests public comments and letters presented to the Planning Commission. This is appreciated, however it is request that the City fully publicly reply to the 11-20-19 citizen concerns/requests regarding the City's proposed LCP Amendment process and present the to the City Council 11/20/19 citizen concerns/requests so the City Council can consider them and provide any direction to City Staff. City Staff first presented a summary presentation of the proposed Draft LCP Amendment to the Carlsbad Planning Commission on November 20, 2019, and indicated the public comment period would close on November in less than 2-weeks. Citizens and citizen groups provided public testimony to the Planning Commission, both verbally and in two written letters. The CCC was copied on those letters. The testimony and letters noted significant concerns about the City's proposed LCP Amendment process and made three requests:
 - a. Disclose and provide a publically accessible 'Redline Version' of the Existing 2016/Proposed LCP land use Plan and Policies so everyone can see the proposed changes to the Existing LCP.
 - b. Provide true Citizen Workshops on the major remaining vacant Coastal land that still have outstanding Citizen Concern or objections. Citizen Workshops, when done right, are valuable means to openly educate, discuss and work to consensus options. These areas, including Ponto, were/are subject to multiple lawsuits, so true open and honest public workshops would provide an opportunity to openly and honestly discuss the issues and hopefully build public consensus/support for solutions. This approach seems consistent with CCA Section 30006, and common sense.
 - c. Extend the public comment period 6-months to allow Citizen Review of the Redline Version of the LCPA and allow time for Citizen Workshops.

The City did extend the Public Review period 2-months over the holidays to January 31, 2020. This is appreciated although many think this is inadequate given the significance of the Proposed Land Use Plan Amendments, and lack of Redline Version to compare. The City and their consultants required several extra years beyond schedule prepare the proposed LCP Amendments. The extra years of City Staff work reflects on the volume of the over 500-pages in the documents and the time needed to understand the Existing LCP and then create an Amended LCP. Citizens need sufficient time, proper comparative tools (redline) and a process (workshops) to understand the proposed LCP Amendments that is reflective of extensive extra time needed by City Staff and consultants needed. Truncation of lay public review to a few months for an Amendment that took paid professionals many years to produce seems a more than a bit inappropriate. The City appears to be rejecting citizens' request to be provided a 'Redline Version' of the Existing 2016/Proposed LCP land use Plan. So public review comments will tainted or will miss many issues due having to manually cross-reference a 150-page Existing LCP LUP with a Proposed 350-page Proposed LCP LUP. There will be unknown and unconsidered changes in the Draft LCP Amendment that the public and city and CCC decision makers will not know about due to the lack of 'Redline Version'.

The City also appears to reject citizen requests for true Citizen Workshops on the major remaining vacant Coastal land that still have outstanding Citizen Concern – such as Ponto. Like Coastal Recreation issue #1 above the following citizen requests appear consistent with CA Coastal Act (CCA) Section 30006, and the City's rejection of that requests seem counter to the CA Coastal Act.

We again request of the City to provide: 1) a 'Redline Version' to the public and decision makers, along with sufficient time to review and comment on the 'Redline Version'; and 2) true Citizen Workshops for Ponto and the

other last remaining significant vacant Coastal lands in Carlsbad as part of the Draft LCP Amendment process, or as part of deferred LCP Amendment process for those areas.

3. Coastal Zoned land is precious: the very small amount of remaining vacant Coastal land should be reserved for “High-Priority” Coastal Recreation Land Uses under the CA Coastal Act to provide for the growing and forever ‘Buildout’ needs of Carlsbad and CA Citizens, and our visitors.
 - a. Less than 1.8% (76 square miles) of San Diego County’s 4,207 square miles is in Coastal Zone. This small area needs to provide for all the forever Coastal needs of the County, State of CA, and Visitors. Upland Coastal Recreation (Coastal Park) land use is needed to provide land to migrate the projected/planned loss of “High-Priority” Coastal Recreation land uses due to Sea Level Rise impacts. There is only 76 miles of total coastline in San Diego County; a significant amount is publicly inaccessible military/industrial land. So how the last few portions of Coastal Land within Carlsbad (which is about 8% of San Diego County’s Coastline) is planned for the forever needs for High-Coastal-Priority Recreation Land Use is critical for Carlsbad, San Diego, and California Statewide needs into the future.
 - b. Most all the developable Coastal land in Carlsbad is already developed with Low-Coastal-Priority residential uses. Only a very small percentage of Carlsbad’s developable Coastal land, maybe 1-2%, is still vacant. This last tiny portion of fragment of vacant developable Coastal Land should be documented in the Draft LCP and reserved for “High-Priority” Coastal Land uses – most critically Coastal Recreation – to address the growing Coastal Recreation needs from a growing population and visitors. These growing needs are all the more critical in that existing Coastal Recreation lands will be decreasing due to inundation and erosion due to DLCPA planned Sea Level Rise.
 - c. This image of the western half of San Diego County graphically shows (in the blue line) the very small Coastal Zone Area that needs to provide the Carlsbad’s and California’s Coastal Recreational needs for all San Diego County residents and Visitors:



We request that 1) the amount and location of remaining vacant Coastal land in Carlsbad be documented and mapped and be reserved for high-priority Coastal Land Uses consistent with CCA Goals in Section 30001.5 "... (c) ... **maximize public recreational opportunities in the coastal zone** consistent with sound resources conservation principles and constitutionally protected rights of private property owners. (d) **Assure priority for coastal-dependent and coastal-related development over other development on the coast.** ... "; 2). This data be used in the City's analysis and the public's review and discussion about the City's proposed Draft 'Buildout' Land Use Plan. The City's proposed Draft 'Buildout' Land Use Plan will forever lock in the amount "maximum public recreational opportunities in the coastal zone" and will be the final Coastal Land Use Plan that is supposed to "assure priority for coastal-dependent and coastal-related development over other development on the coast". Most of Carlsbad's Coastal Zone is already developed or committed to low-priority land uses contrary to these CCA Goals, so how we finally and forever plan to use of the last small remaining vacant Coastal Land is very important.

4. The proposed Draft LCP Amendment in Chapter 3 makes unfounded statements regarding the proposed Amendment to the LCP Land Use Plan provision of "High-Priority" Coastal Recreation land use: On page 3-3, at the beginning of the Chapter 3 – Recreation and Visitor Serving Uses the City correctly states that the CA Coastal Act (CCA) places a high priority on maximizing Recreation uses, and cites multiple CCA Sections to that effect. The City's proposed Coastal Land Use Plan then states on page 3-5 that a high proportion of land in the City is dedicated open

space available for passive and active use, yet provides no justification or accurate metric to support this statement. This is a critical unsubstantiated and speculative statement that is not supported by any comparative data (justifying the “high proportion” statement). The City later in Chapter 3 compared the adjoining cities of Oceanside and Encinitas to try to show how the proposed Draft LCP LUP Amendment provides higher levels of Visitor Serving Accommodations. That ‘non-common denominator’ comparison was fundamentally flawed, as noted in a prior separate Draft LCPA public review comment from People for Ponto regarding another high-priority Coastal land use (visitor accommodations) planned for in Chapter 3, but at least it was an attempt to compare. However, for the Coastal Recreation portion of Chapter 3, the City does not even attempt to provide any comparative data to support (or justify) the proposed Coastal Recreation Land Use Plan and statements. The Coastal Recreation Chapter also fails to disclose Carlsbad’s adopted City Park Master Plan (Park Service Area and Equity map) data that shows a clear conflict between the CA Coastal Act Policy Sections noted at the beginning of Chapter 3 and Chapter 3’s proposed Draft Coastal Recreation Land Use Plan.

Comparative Coastal Recreation: Comparing the Land Use Plan and policies of Oceanside, Carlsbad and Encinitas, one finds Carlsbad’s proposed Coastal Recreational Plan and Policies are not “high”, but very low compared with Oceanside and Encinitas. Carlsbad has a General Plan Park Standard of 3 acres of City Park per 1,000 Population. Oceanside has a 5 acres of City Park Standard per 1,000 population, and Encinitas has a 15 acres per 1,000 population standard, and an in-lieu park fee requirement of 5 acres per 1,000 population. Carlsbad’s proposed Coastal Recreation Land Use Plan is in fact not ‘high’ but is in fact the lowest of the three cities, with Carlsbad providing only 40% of Oceanside’s park standard, and only 20% of Encinitas’s Park Standard. Citywide Carlsbad currently has 2.47 acres of developed park per 1,000 population, Oceanside currently has 3.6 acres of developed park per 1,000 population, and Encinitas currently has 5.5 acres of developed park per 1,000 population. Although this data is citywide, it shows Carlsbad’s current amount of developed parkland is less than 70% of what Oceanside currently provides, and less than 45% of what Encinitas currently provides. Carlsbad is not currently providing, nor proposing a Coastal Land Use Plan to provide, a ‘high’ proportion of Coastal Recreation Land Use compared to Oceanside and Encinitas.

On page 3-5 Carlsbad may be misrepresenting city open space that is needed and used for the preservation of federally endangered species habitats and lagoon water bodies. This open space Land cannot be Used for Coastal Recreation purposes; and in fact Land Use regulations prohibit public access and Recreational Use on these Lands and water bodies to protect those endangered land and water habitats. 78% of Carlsbad’s open space is “open space for the preservation of natural resources” and cannot be used for Coastal Parks and Recreational use. Although “open space for the preservation of natural resources” does provide scenic or visual amenity, and this amenity is addressed as a different coastal resource. Visual open space is not Coastal Recreation Land Use. It appears Carlsbad is proposing in the Draft LCP Amendment to continue to, providing a ‘low’ percentage of Coastal Park Land Use and Coastal Recreation Land Use compared to adjoining cities.

In addition to the comparatively low amount of Coastal Park land Carlsbad plans for, Carlsbad scores very poorly regarding the equitable and fair distribution and accessibility of Coastal Parks and Coastal Recreation Land Uses. Both the City of Oceanside and Encinitas have very robust and detailed Park and Land Use plans to promote an equitable distribution of, and good non-vehicular accessibility, to their Coastal Parks. By comparison, Carlsbad’s park land use plan scores poorly, as exemplified in Ponto and South Carlsbad. Ponto’s existing population requires about 6.6 acres of City Parkland per Carlsbad’s low 3 acres per 1,000 population standard. Yet the nearest City Park is several miles away and takes over 50 minutes to walk along major arterial roadways and across Interstate 5 to access. As such this nearest park is not an accessible park for Ponto children, and thus Ponto children have to play in

our local streets to find a significantly large open area to play in. Ponto residents have to drive their kids to get to a park increasing VMT and GHG emissions. The City's proposed Coastal Recreation Land Use Plan 'solution' to Ponto's no-park condition, along with the City's need to add an additional 6.5 acres of new City parks in Southwest Carlsbad to comply with the Southwest Carlsbad's 2012 population demand (at a ratio of 3-acre/1,000 population) is to provide a City Park – Veterans Park – over 6-miles away from the Ponto and Southwest Carlsbad population need. This makes a bad situation worse. The City's proposed location is totally inaccessible to serve the needs of the population of children or anyone without a car, that it is intended to serve in South Carlsbad. This City proposed Coastal Recreation Land Use Plan 'solution' seems inappropriate and inconsistent with the CA Coastal Act and common sense. During the City's Veterans Park and budget community workshops citizens expressed a desire for a Ponto Park to be the solution to our Ponto and Southwest Carlsbad Park deficits. Those citizen requests were not apparently considered as part of the City's proposed Draft Coastal Recreation Land Use Plan. Following is an image summarizing the magnitude of citizen needs/desires expressed at the City's Budget workshop. Note the number and size of the text citing Ponto Park and South Carlsbad that reflects the number and magnitude/intensity of citizen workshop groups' input. The failure to acknowledge this public participation and data in the Coastal Recreation Land Use Plan Park seems in conflict with CCA Sections 30006 and 30252(6):



For South Carlsbad there is a complete lack of any existing or planned City Coastal Park and park acreage west of I-5, while North Carlsbad has 9 existing and 1 planned City Coastal Parks totaling 37.8 acres of City Coastal W of I-5 North Carlsbad. Not only is this unfair to South Carlsbad, it is also unfair to North Carlsbad as it increases VMT and parking impacts in North Carlsbad because South Carlsbad is not providing the City Coastal Parks for South Carlsbad resident/visitor demands. This City Park disparity is shown on Figure 3-1 of the Coastal Recreation Land Use Plan;

however it more accurately illustrated in the following data/image from the adopted Carlsbad Park Master Plan's "Service Area Maps (Equity Maps)". The image below titled 'No Coastal Park in South Carlsbad' shows Carlsbad's adopted "Park Service Area Maps (Equity Maps)" from the City's Park Master Plan that says it maps "the population being served by that park type/facility." The added text to the image is data regarding park inequity and disparity in South Carlsbad. The image compiles Carlsbad's adopted Park "Park Service Area Maps (Equity Maps)" for Community Parks and Special Use Area Parks that are the City's two park acreage types produced by the City's comparatively low standard of 3 acre of City Park per 1,000 population. The City's Park Service Area Maps (Equity Maps) shows areas and populations served by parks within the blue and red circles. City data clearly shows large areas of overlapping Park Service (areas/populations served by multiple parks) in North Carlsbad and also shows large areas in South Carlsbad with No Park Service (areas/populations unserved by any parks) and Park Inequity in South Carlsbad. It clearly shows the City's Documented Park Need and Park inequity at Ponto. The Existing LCP LUP for Ponto's Planning Area F in is required to "consider" and "document" the need for a "Public Park". The City's adopted Park Service Area Maps (Equity Maps) clearly shows the inequity of Coastal City Park between North and South Carlsbad, and the need for Coastal Parks in South Carlsbad – particularly at Ponto. The City's proposed Draft 'Buildout' Coastal Recreation Land Use Plan instead proposes to lock-in documented City Public Coastal Park inequity and unserved Coastal Park demand at Ponto and South Carlsbad forever. It does so by proposing the last vacant undeveloped/unplanned Coastal land – Ponto Planning Area F - in the unserved Ponto and South Carlsbad coastline areas instead of being planned for much needed City Park and Coastal Recreation use be converted to even more low-priority residential and general commercial land uses. These 'low-priority' residential uses, by the way, further increase City Park and Coastal Recreation demand and inequity in Coastal South Carlsbad. This is wrong, and a proposed 'forever-buildout' wrong at the most basic and fundamental levels. The proposed Draft Coastal Recreation Land Use Plan by NOT providing documented needed City parks for vast areas of Coastal South Carlsbad is inconsistent with the CA Coastal Act policies and Existing LCP LUP requirements for Ponto Planning Area F; and also inconsistent with fair/equitable/commonsense land use and park planning principles, inconsistent with CA Coastal Commission social justice goals, inconsistent with social equity, inconsistent with VMT reduction requirements, and inconsistent with common fairness. A different Coastal Recreation Land Use Plan should be provided that provides for a socially equitable distribution of Coastal Park resources so as to would allow children, the elderly and those without cars to access Coastal Parks. The proposed Draft 'Buildout' Coastal Recreation Land Use Plan forever locking in the unfair distribution of City Parks appears a violation of the not only CCA Sections 30213, 30222, 30223, and 30252(6) but also the fundamental values and principles of the CA Coastal Act. The Draft also appears a violation of Carlsbad's Community Vision.

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



A different Coastal Recreation Land Use Plan is required to provide a more equitable distribution of City Parks with non-vehicular accessibility. Such a different plan would advance State and City requirements to reduce vehicle Miles Traveled (VMT) and greenhouse gas emissions that contribute to climate change and sea level rise impacts. Please note that the data for the above basic comparison comes from City of Carlsbad, Oceanside and Encinitas General Plan and Park Master Plan documents.

Data shows the proposed Coastal Recreation Plan conflicts with the CA Coastal Act policy Sections. As mentioned page 3-3 correctly states that the CA Coastal Act (CCA) places a high priority on maximizing Recreation Land Uses, and pages 3-5 list multiple CA Coastal Act (CCA) policy Sections that confirm this. However, given the significant statewide importance of Coastal Recreation Land Use, the City proposed 'Buildout' Coastal Recreation Land Use Plan does not appear to adequately address and implement these CCA Policies, and most noticeably in the Ponto area of South Carlsbad. Coastal Recreation is a significant Statewide High-Priority Land Use under the CCA. For a substantially developed non-coastal-industry city like Carlsbad Coastal Recreation is likely the biggest land use issue. This issue is even more elevated due to the fact that there are only a few small areas left of undeveloped Coastal land on which to provide Coastal Recreation, and Carlsbad is proposing a Coastal 'Buildout' Land Use Plan on those areas. The use of the last few remaining vacant portions of Coastal land for Coastal Recreation Land Use is the most important land use consideration in the proposed Draft LCP Land Use Plan Amendment as population and visitor growth will increase demands for Coastal Recreation. It is thus very surprising, and disturbing that the proposed Coastal Recreation Land Use Plan is so short, lacks any comparative and demand projection data, lacks any resource demand/distribution and social equity data, and lacks any rational and clear connection with CCA Policy and the proposed 'Buildout' Coastal Land Use plan. This is all the more troubling given that:

- The Ponto area represents the last significant vacant undeveloped/unplanned land near the coast in South Carlsbad that can provide a meaningful Coastal Park.
- The fact that the City's Existing LCP requires the city consider and document the need for a "i.e. Public Park" on Ponto's Planning Area F prior to the City proposing a change of Planning Area F's "Non-residential

Reserve” land use designation. The City has repeatedly failed to comply with this LCP LUP requirement, and worse has repeatedly failed to honestly inform citizens of this LCP LUP requirement at planning Area F before it granted any land use. The City, apparently implementing speculative developer wishes, has repeatedly proposed changing Planning Area F’s Coastal Land Use designation to “low-priority” residential and general commercial land uses without publically disclosing and following the Existing LCP LUP.

- The City’s currently developed parks in the southern portion of the City do not meet the city’s comparatively low public park standard of only 3 acres per 1,000 population. Since 2012 there has been City park acreage shortfall in both SW and SE Carlsbad.
- The Existing population of Ponto (west of I-5 and south of Poinsettia Lane) requires about 6.6 acres of Public Park based on the City’s comparatively low public park standard of 3 acres per 1,000 population. There is no Public Park in Ponto. Adding more population at Ponto will increase this current park demand/supply disparity.
- Carlsbad and other citizens have since 2017 expressed to the City the strong need for a Coastal Park at Ponto, and requested the City to provide a true citizen-based planning process to consider the Public Park need at Ponto. The Citizens’ requested process is fully in-line with CCA Goals, Public Participation Policy, Land Use Policies, and the Existing LCP Land Use Plan/requirements for Planning Area F and is the most appropriate means to consider and document the need for a Public Park at Ponto as required by the Existing LCP Land Use Plan.
- Planning Area F is for sale, and a non-profit citizens group has made an offer to purchase Planning Area F for a much needed Coastal Park for both Ponto and inland South Carlsbad residents and visitors. How should these facts be considered by the City and CCC?
- Carlsbad has no Coastal Parks west of I-5 and the railroad corridor for the entire southern half of Carlsbad’s 7-mile coastline.
- The southern half of Carlsbad’s coastline is 5.7% of the entire San Diego County coastline and represents a significant portion of regional coastline without a meaningful Coastal Park west of I-5 and the Railroad corridor.
- The City’s proposed Coastal Recreation Land Use Plan provides No Documentation, No Rational, and No Supporting or Comparative Data to show the proposed Coastal Recreation Land Use Plan in fact complies with the CA Coastal Act.

5. There is no Coastal Recreation/Park west of interstate 5 for all South Carlsbad, or half of the entire City. This is a obviously unfair and inequitable distribution of Coastal Recreation/Park resources that should be corrected by changes to the Draft LCP Land Use Amendment: The following image (which was sent to the City and CCC on several prior communications) was first requested by former Carlsbad Councilman Michael Schumacher during a People for Ponto presentation/request at the Oct 23, 2018 City Council meeting. The data compiled in the image shows how the South Coastal Carlsbad (Ponto) is not served by a Park per the City’s adopted Parks Master Plan. The blue dots on the map are park locations and blue circle(s) show the City’s Park Master Plan adopted Park Service Areas and Park Equity. This data, from pages 87-88 of the City of Carlsbad Parks Master Plan, shows all City Parks (both Community Parks and Special Use Areas in Coastal Carlsbad (except Aviara Park east of Poinsettia Park and west of Alga Norte Park). The text on the left margin identifies the South Carlsbad Coastal Park (west of I-5) gap along with the number of South Carlsbad Citizens (over half the City’s population) without a Coastal Park. The left margin also identifies more local issues for the over 2,000 Ponto area adults and children. For Ponto residents the nearest Public Park and City proposed ‘solution’ to the South Carlsbad and Ponto Public Park deficit are miles away over high-speed/traffic roadways and thus somewhat hazardous to access and effectively unusable by children/the elderly or

those without cars. Having been a 20-year resident of Ponto I regularly see our children have to play in the street as there are no Public Park with large open fields to play at within a safe and under 1-hour walk away. Ponto citizens have submitted public comments regarding this condition and the lack of a Park at Ponto

No Coastal Park in South Carlsbad

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- 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



Ponto is at the center of regional 6-mile Coastal Park Gap. A Coastal Park in this instance being a Public Park with practical green play space and a reasonable connection with the Coast (i.e. located west of the regional rail and Interstate-5 corridors). The following image shows this larger regional Coastal Park Gap centered on the Ponto Area, and the nearest Coastal Parks – Cannon Park to the north, and Moonlight Park to the south.

Regionally this image shows Ponto is the last remaining significant vacant Coastal land that could accommodate a Coastal Park to serve the Coastal Park current needs of over existing 2,000 Ponto residents, 64,000 existing South Carlsbad residents, and a larger regional population. It is also the only area to serve the Coastal Park needs for the thousands of hotel rooms in Upland Visitor Accommodations in South Carlsbad.

How Ponto Serves Region

- Ponto is in the middle of the regional Coastal Park Gap
- A Ponto Coastal Park fills a critical 6 mile gap of coastline without a Coastal Park - 8.6% of SD County coastline
- A Ponto Coastal Park Serves over 26,000 homes & 64,000 citizens just in South Carlsbad without a Coastal Park
- Serves many more people outside Carlsbad

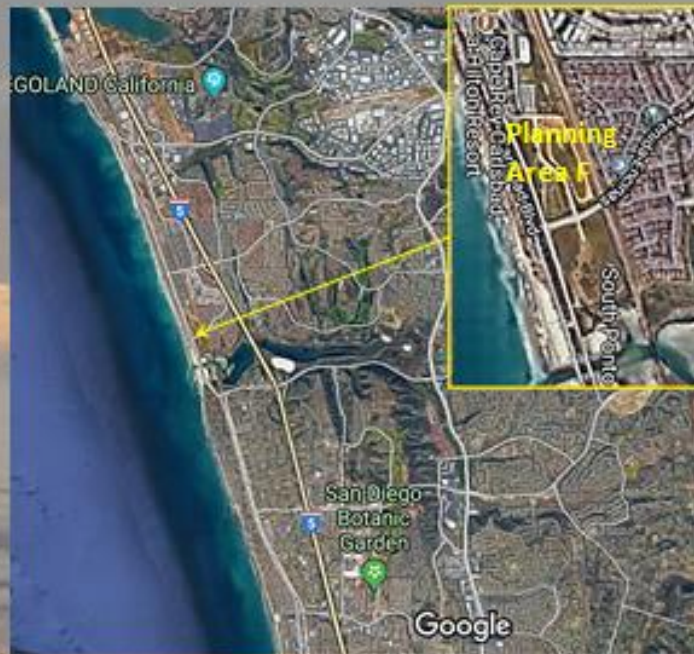


As People for Ponto first uncovered and then communicated in 2017 to the City and CCC; Carlsbad's Existing (since 1994) Local Coastal Program LUP currently states (on page 101) that Ponto's Planning Area F: carries a Non-Residential Reserve (NRR) General Plan designation. Carlsbad's Existing Local Coastal Program Land Use Plan states: "Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. Planning Area F is an "unplanned" area ..." and requires that: "... **As part of any future planning effort, the City and Developer must 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.**" CA Coastal Commission actions, Carlsbad Public Records Requests 2017-260, 261, and 262, and 11/20/19 City Planner statements confirm the City never fully communicated to Carlsbad Citizens the existence of this LCP requirement nor did the City comply with the requirements. Of deep concern is that the City is now (as several times in the past) still not honestly disclosing to citizens and implementing this Existing LCP requirement as a true and authentic 'planning effort'. The lack of open public disclosure and apparent fear of true public workshops and Public Comment about the Existing Planning Area F LCP requirements are troubling. The point of a 'planning effort' is to openly and publically present data, publically discuss and explore possibilities/opportunities, and help build consensus on the best planning options. Citizens are concerned the city has already made up its mind and there is no real "planning effort" in the proposed Draft LCP Amendment process, just a brief Staff Report and at the end provide citizens 3-minutes to comment on the proposal. This is not the proper way to treat the last remaining significant vacant land in South Carlsbad that will forever determine the Coastal Recreation environment for generations of Carlsbad and California citizens and visitors to come.

The following data/images show how Ponto is in the center of the 6-mile (west of I-5 and Railroad corridor) regional Coastal Park gap. Ponto is the last remaining vacant and currently "unplanned" Coastal land that is available to address this regional Coastal Park Gap.

How Ponto Serves Region cont.

- **Relieves Coastal Park congestion** in North Carlsbad, Encinitas and Solana Beach
- Area currently needs Coastal Park as seen by:
 - Ponto Beach parking congestion
 - current trespass use of Planning Area F as a Park
- **6.6 acre portion of Planning Area F** addresses SW Quad City Park deficit



How Ponto Serves Region cont.

- A Ponto Park helps address 2050 and beyond Regional Population and Visitor Growth demands for Coastal Parks
- A Ponto Park provides the lowest-cost coastal access and recreation opportunities for CA citizens and visitors



How Ponto Serves Region cont.

- Vital park and open space amenity for Visitor serving businesses and accommodations
- 6.6 acre unique City Coastal Park venue to stage special events: Runs, bike rides, triathlons, sports, coastal festivals, etc.



How Ponto Serves Region cont.

- Critical Park space for So. Carlsbad State Beach Campground
- Provides a big training and staging space for Junior lifeguards
- Dog walk trail

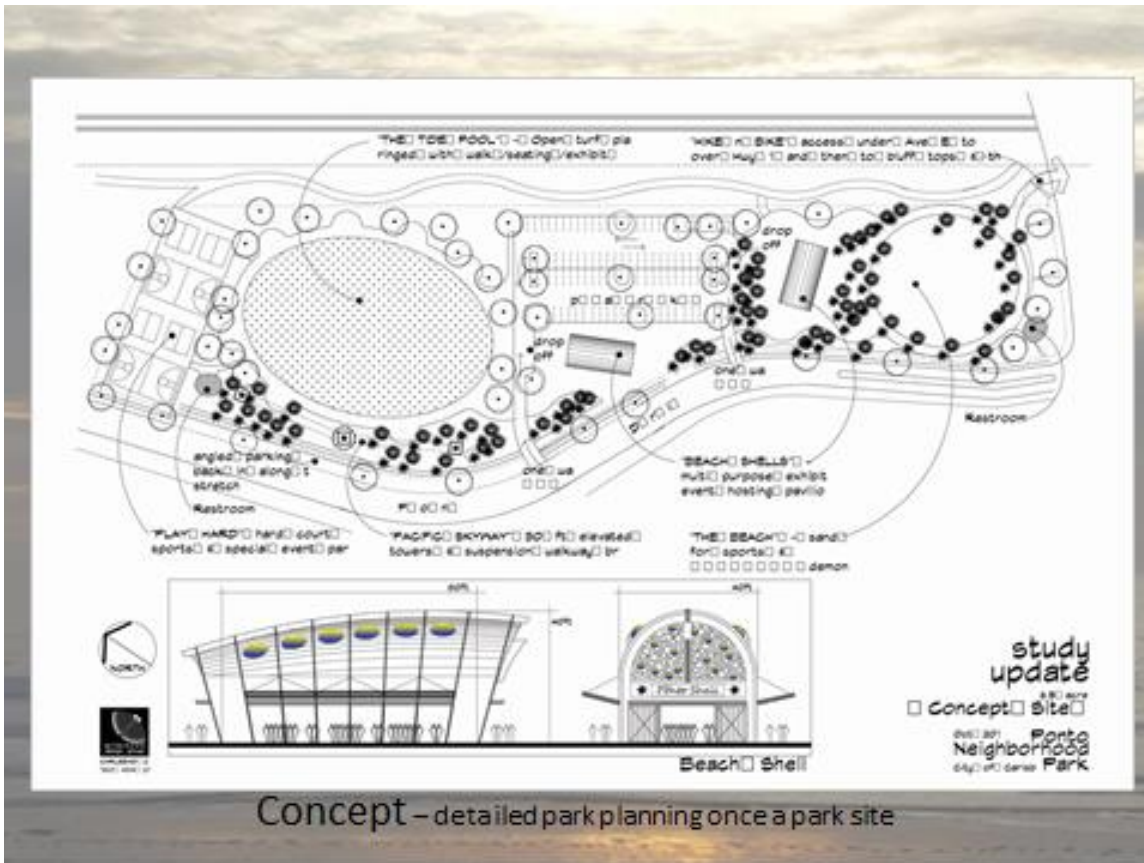


Ponto Coastal Park Concept

- A concept – but shows potential recreational opportunities
- Provides **vital parkland support for beach & open play fields**
- Concept plan a gift from San Pacifico Community Association



One possible Concept image of a potential Ponto Coastal Park at Planning Area F is illustrated below. The potential for a Ponto Coastal Park is real. The speculative land investment fund (Lone Star Fund #5 USA L.P. and Bermuda L.P.) that currently owns Planning Area F is selling the property, and is available for the City of Carlsbad to acquire to address the documented demand/need for a City Park and City Park inequity at Ponto and in Coastal South Carlsbad. A Ponto Beachfront Park 501c3 is working to acquire donations to help purchase the site for a Park. These situations and opportunities should be publicly discussed as part of the City Staff's proposed Local Coastal Program Land Use Plan Amendment.



Concept – detailed park planning once a park site

6. Projected increases in California, San Diego County and Carlsbad population and visitor growth increases the demand for High-Priority-Coastal Recreation land use:
 - a. Increasing Citizen demand for Coastal Recreational land needs to be addressed with increased Coastal Recreation land:

San Diego County Citizen Population - Source: SANDAG Preliminary 2050 Regional Growth Forecast

1980	1,861,846
1990	2,498,016
2000	2,813,833
2010	3,095,313
2020	3,535,000 = 46,500 Citizens per mile of San Diego County coastline
2030	3,870,000
2040	4,163,688
2050	4,384,867 = 57,700 Citizens per mile of San Diego County coastline

2020 to 2050 = 24% increase in San Diego County population.

Citizen Population will continue beyond 2050. Carlsbad may plan for 'Buildout' in 2050, but what is San Diego County's 'Buildout'? There is a common-sense need to increase the amount of Coastal Recreation Land Use in the Proposed LCP Amendment to the Land Use Plan for this growing population. If we do not increase our supply of Coastal Recreational Resources for these increased demands our Coastal Recreation Resources will become more overcrowded, deteriorated and ultimately diminish the Coastal Recreation quality of life for Citizens of Carlsbad and California. Ponto sits in the middle of an existing 6-mile regional Coastal Park Gap (no Coastal Park west of Interstate 5) and there is No Coastal Park in all of South Carlsbad to address the Coastal Recreation needs of the 64,000 South Carlsbad Citizens.

- b. Increasing Visitor demand for Coastal Recreational land needs to be addressed with increased Coastal Recreation land:

Yearly Visitors to San Diego County – source: *San Diego Tourism Authority; San Diego Travel Forecast, Dec, 2017*

2016	34,900,000
2017	34,900,000
2018	35,300,000
2019	35,900,000
2020	36,500,000 = average 100,000 visitors per day, or 2.83% of County’s Population per day, or 1,316 Visitors/coastal mile/day in 2020
2021	37,100,000
2022	37,700,000

This is growth at about a 1.6% per year increase in visitors. Projecting this Visitor growth rate from 2020 to 2050 results in a 61% or 22,265,000 increase in Visitors in 2050 to:

2050	58,765,000 = average 161,000 visitors per day, or 3.67% of the County’s projected 2050 Population per day, or 2,120 Visitors/coastal mile/day in 2050.
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The number of Visitors is likely to increase beyond the year 2050. There is a common-sense need to increase the amount of Coastal Recreation Land Use in the Proposed LCP Amendment to the Land Use Plan for these projected 2050 61% increase, and beyond 2050, increases in Visitor demand for Coastal Recreational Resources. Increasing Coastal Recreation land is a vital and critically supporting Land Use and vital amenity for California’s, the San Diego Region’s and Carlsbad’s Visitor Serving Industry. Ponto sits in the middle of an existing 6-mile regional Coastal Park Gap (no Coastal Park west of Interstate 5). There are thousands of hotel rooms in South Carlsbad that have NO Coastal Park to go to in South Carlsbad. This needs correcting as both a Coastal Act and also a City economic sustainability imperative.

- c. We request that the as part of the public’s review, the City Staff proposed Draft LCP Amendment to the Land Use Plan clearly document if and/or how future forever ‘Buildout’ City, Regional and Statewide population and visitor population demand for Coastal Recreation and City Coastal Parks are adequately provided for both in amount and locational distribution in the Carlsbad proposed Amendment of the LCP Land Use Plan.

- 7. Carlsbad’s Draft Local Coastal Program Land Use Plan Amendment says it plans to a year 2050 buildout of the Coastal Zone. The Draft Local Coastal Program Land Use Plan Amendment then is the last opportunity to create a Coastal Land Use Plan to provide “High-Priority” Coastal Recreation Land Use, and will forever impact future generations of California, San Diego County, and Carlsbad Citizens and Visitors:

- a. The Draft LCPA indicates in 2008 only 9% of All Carlsbad was vacant land. Less is vacant now in 2019. Carlsbad’s Coastal Zone is 37% of the City, so vacant unconstrained land suitable for providing Coastal Recreation is likely only 3-4%. The prior request for a full documentation of the remaining vacant Coastal lands will provide a better understanding needed to begin to make the final ‘buildout’ Coastal Land Use Plan for Carlsbad. The Draft LCPA does not indicate the amount and locations of currently vacant unconstrained Coastal Land in Carlsbad. This final limited vacant land resource should be clearly documented and mapped in the DLCPA as it represents the real focus of the DLCPA – the Coastal Plan for these remaingn undeveloped

lands. These last remaining vacant lands should be primarily used to provide for and equitably distribute “High-Priority” Coastal Recreation Land Uses consistent with CCA Sections:

- i. Section 30212.5 “... Wherever appropriate and feasible, public facilities, including parking areas or facilities, **shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.**”;
- ii. Section 30213 “... **Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...**”;
- iii. Section 30222 “**The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development,** but not over agriculture or coastal-dependent industry.”
- iv. Section 30223 “**Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible**” ,
- v. Section 30251 ... The location and amount of new development should maintain and enhance public access to the coast by ... 6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by **correlating the amount of development with local park acquisition** and development plans with the provision of onsite recreational facilities to serve the new development”

Adopted City Park Service Area and Park Equity maps discussed earlier document the proposed Draft LCP Amendment’s inconstancy with the above CCA Policy Sections. The locations and small amounts remaining vacant Coastal lands provide the last opportunities to correct the inconsistencies of City proposed Draft “buildout” LCP Land Use Plan Amendment with these Coastal Act Policies.

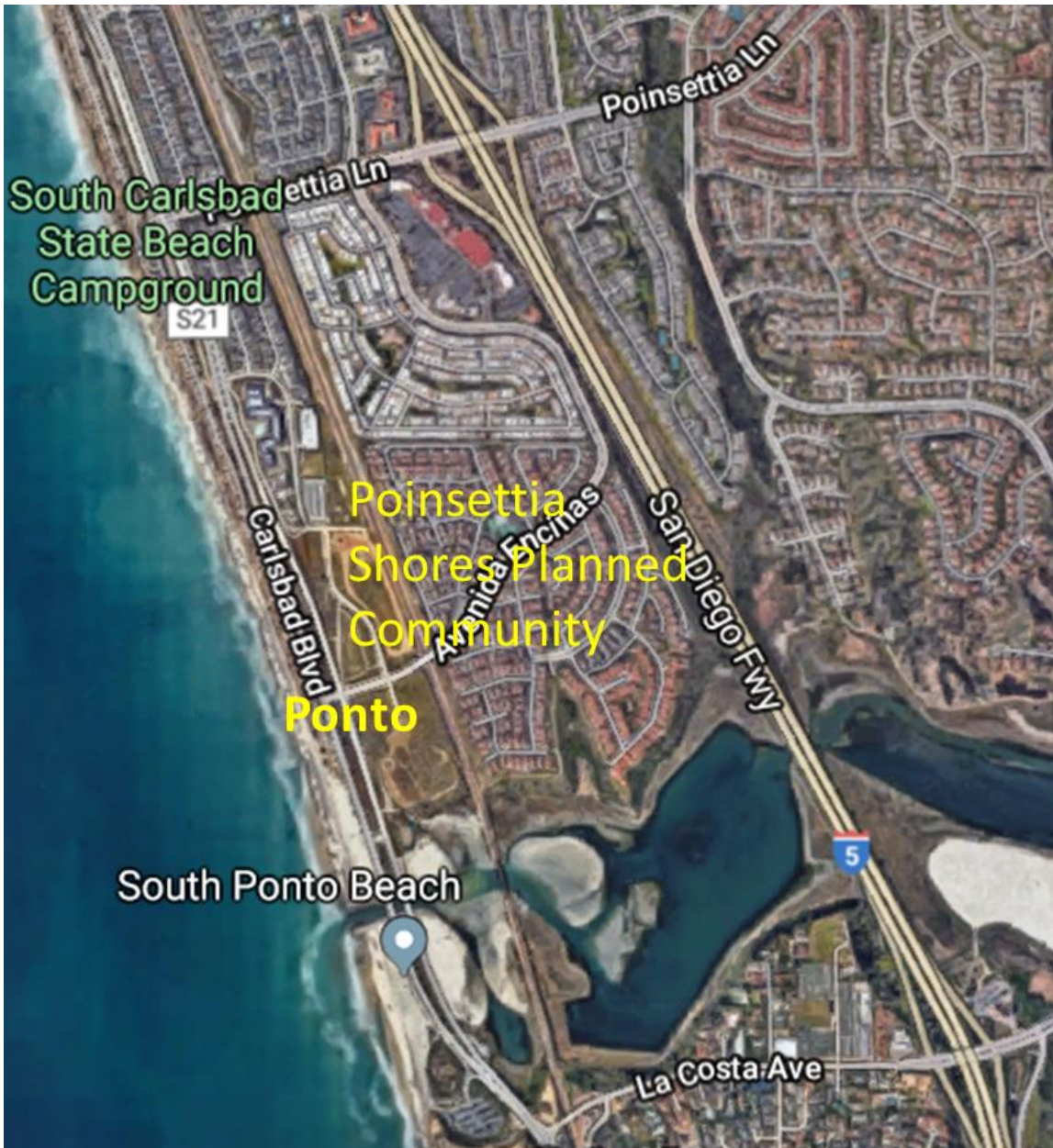
Currently and since 1996 there has been LCP LUP Policy/regulations for Ponto Planning Area F that require consideration of a “Public Park” prior to changing the existing “unplanned Non-residential Reserve” Land Use designation. A map and data base of vacant developable Coastal land should be provided as part of the Draft LCPA and the Draft LCPA. This map and data base should document the projected/planned loss of Coastal land use due to Sea Level Rise. Draft LCPA projects Sea Level Rise will eliminate several beaches and High-Priority Coastal Land Uses like Coastal Lagoon Trails and the Campground.

- b. The LCP Land Use Plan should plan and reserve the very limited vacant developable Coastal land for the long-term ‘Buildout’ needs of “High-Priority” Coastal Recreation Land Use. Vacant developable Coastal land is too scarce to be squandered for “low-priority” uses. Sea Level Rise will reduce “High-Priority” Coastal Uses. So how vacant developable Upland area should be preserved for “High-Priority” Coastal Uses is a key requirement to be fully documented and discussed in the Draft LCPA. If not one of two things will eventually happen 1) any new Coastal Park land will require very expensive purchase and demolition of buildings or public facilities to create any new Coastal Park land to meet existing and growing demand; or 2) Coastal Recreation will be hemmed-in by “low-priority” uses and thus force Coastal Recreation to decrease and become increasingly concentrated and overcrowded in its current locations; and thus will promote the eventual deterioration of our current Coastal Recreation resources. A plan that fails to fix Coastal Park deficits and then increase Coastal Parks in pace with increased population/visitor demand is a plan that can only result in degradation. How the Draft LCPA documents and addresses the land use planning of the last small portions of vacant developable Coastal land is critical for the future and future generations.

8. Citizens of South Carlsbad are concerned about the City's multiple prior flawed Ponto planning processes or 'mistakes' the City has made yet is basing the City Staff's proposed Draft LCP LUP. The concerns being the City is not openly and honestly communicating information to citizens and the public, and not allowing a reasonable and appropriate community-based planning process to address the documented Park, Coastal Recreation and unconstrained open space needs in South Carlsbad. One of these groups of citizens has created a www.peopleforponto.com website to try to research and compile information and hopefully provide a better means for citizens to understand facts and then express their concerns/desires to the City of Carlsbad (City) and CA Coastal Commission (CCC). Over 2,000 emails have sent to the City and CCC regarding Coastal Land Use Planning Issues at Ponto. The San Pacifico Planned Community (i.e. San Pacifico Community Association) has also, since 2015, sent numerous emailed letters to the City and CCC noting the significant concerns about changes in Coastal planning the City is proposing for our Planned Community.

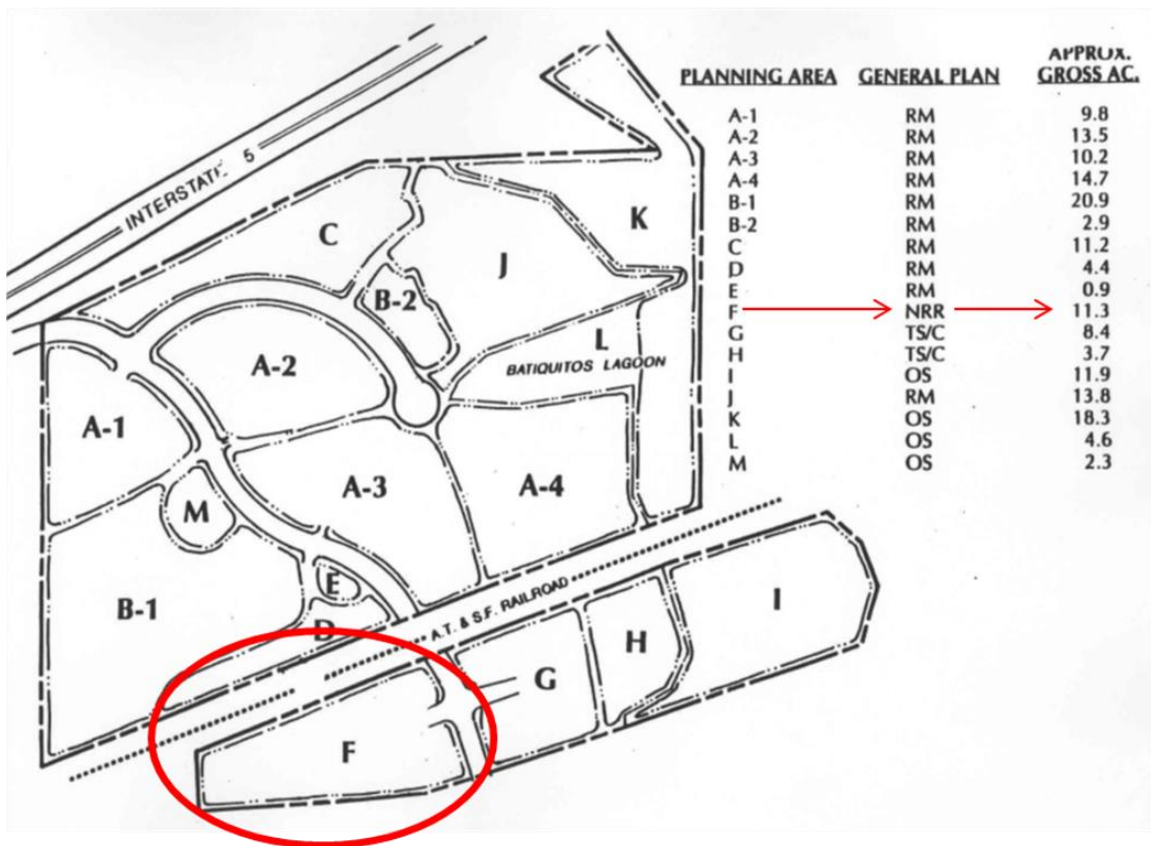
Repeatedly over 90% of surveyed citizens (results emailed prior to both the City and CCC) have expressed the vital need and desire for a Coastal Park at Ponto to serve the current and future Coastal Recreation needs for all both Ponto and South Carlsbad and for larger regional and State Coastal Recreational needs. This desire is supported by data, CA Coastal Act Policy, and also Carlsbad's Community Vision – the foundation for the City's General Plan. Ponto is the last remaining vacant Coastal area available to provide for those needs in South Carlsbad and for a regional 6-mile stretch of coastline. Citizens have expressed deep concern about the City's flawed prior Coastal planning efforts for Coastal Recreation at Ponto, including two repeated LCP Amendment "mistakes" (Ponto Beachfront Village Vision Plan in 2010 and General Plan Update in 2015) when the City twice failed to publicly disclose/discuss and then follow the Existing LCP requirements at Ponto – specifically for Planning Area F. People for Ponto had to use multiple Carlsbad Public Records Requests in 2017 to find these "mistakes". CCC Staff was helpful in both confirming the City "mistakes" and communicating back to the City. As citizens we are still unclear as to how/why these two repeated "mistakes" happened. There is citizen concern that the City is again repeating these two prior "mistakes" by not at the beginning of the Public Comment Period clearly and publicly disclosing the Planning Area F LCP requirements to citizens as part of the current LCP Amendment process, and also by not implementing the existing LCP requirement PRIOR to proposing an Amended Coastal Land Use Plan for Ponto. The City in its proposed LCP Amendment process is putting-the-cart-before-the-horse with respect to honest and open consideration, documentation and public discussion of the need for high-priority Coastal Recreation land use required of Planning Area F at Ponto. The City is also not clearly letting all Carlsbad citizens know about the Existing LCP requirements for Ponto's Planning Area F so they can be informed to reasonably participate in public review and comment regarding amending that LCP requirement, and the need for Coastal Recreation land uses in South Carlsbad. Since 2017 there has been repeated citizen requests to the City (copies were provided to the CCC) to fix these multiple fundamental/foundational flaws by in the City's prior Coastal Recreation and Public Parks and Open Space at planning, and the currently Proposed Draft LCP Land Use Plan Amendment. Since 2017 there have also been repeated citizen requests to the City to provide a truly open, honest, inclusive community-based planning process and workshops with the accurate and honest information, prior to forming a proposed Draft LCP Land Use Plan Amendment. As citizens we believe we can constructively work with the City and CCC towards a consensus or viable options on these important Coastal Recreation issues if the City allows and encourages such an open, honest and inclusive process. We request the City respond to the requests submitted to the City since 2017, and again request such a process from the City before any LCP Amendment is first considered by the Planning Commission and City Council. Such a requested process benefits all.

9. Why the Draft LCPA Land Use Plan for Ponto should provide for the current and future Coastal Park and Recreation needs for South Carlsbad, the San Diego Region and California.
 - a. Ponto, is one of last remaining vacant and undeveloped Coastal lands in North County
 - b. Ponto is the last remaining undeveloped Coastal land in South Carlsbad
 - c. Ponto has the last unplanned Planning Area of the Existing Poinsettia Shores Planned Community & Local Coastal Program that can be planned for high-priority Coastal Recreation land use. This Existing LCP requires Planning Area F be considered for a “Public Park”.
 - d. Following is a map of the Ponto area in South Carlsbad:



Following is the LCP Land Use map from the Existing Poinsettia Shores Master Plan & Local Coastal Program adopted in 1996. This is the Land Use map that the City is proposing to change in the proposed LCP Amendment to the Land Use Plan. As the Existing LCP Land Use map shows most all the land is ‘low-priority’ residential use at an RM Residential medium density, a small portion is ‘high-priority’ Visitor Serving TC/C Tourist Commercial. Most all the Open Space is constrained and undevelopable land (the steep CSS habitat bluffs above Batiquitos Lagoon) or water

(the lagoon water). This land/water is owned by the State of California, like the inner lagoon east of I-5. Only Planning Area M at 2.3 acres is unconstrained Open Space and it provides a small private internal recreation facility for the approximately 450 homes and 1,000 people in the Planned Community. This small recreation area is a City requirement for 'planned developments' to off-set loss open space from planned development impacts on housing quality. Planned developments can propose designs that reduce normal setback and open space areas – they bunch together buildings to increase development – such as the smaller lot sizes, and extensive use of “zero-setbacks” to reduce typical lot sizes that occurs at Poinsettia Shores. A private recreation facility in any of the City’s planned developments is never considered a replacement for required City Parks. Planned Developments, like unplanned developments, are required to dedicate Park land to the City, or pay a Park In-Lieu fee to the City so the City provide the developer’s obligation to provide City Park acreage to address the population increase of their proposed planned development. For Poinsettia Shores’ population the City’s minimum City Park Standard would require developers set aside 3 acres of City Park land for local park needs. For the larger Ponto area population about 6.6 acres of City Park Land is required. The Existing LCP reserves Planning Area F as an unplanned “Non-residential Reserve” Land Use until the Public Park needs for Ponto are considered and documented. Only then can the NRR land use be changed.



10. Developers have overbuilt in the Ponto area of the Coastal Zone. The City of Carlsbad has under questionable circumstances is currently choosing to 'exempted' Ponto developers from providing the minimum amount of unconstrained Open Space according to the City’s developer required Open Space Public Facilities Standard. The legality of these confusing circumstances is subject to a lawsuit against the City. However the City’s computerize mapping system has documented that the Ponto area of the Coastal Zone is missing about 30-acres of Unconstrained Open Space that can be used to fulfill the City’s Open Space Performance Standard that states that 15% of unconstrained and developable land must be preserved by developers as Open Space. Following is a

summary of data from the City data regarding the missing Open Space at Ponto (Local Facility Management Plan Zone 9, LFMP Zone 9) in the Coastal Zone pursuant to the City's Open Space Performance Standard. If it is desirable People for Ponto can provide the City GIS map and parcel-by-parcel data base on which the following summary is based:

City of Carlsbad GIS data calculations of Open Space at Ponto area of Coastal Zone:

472 Acres = Total land in LFMP Zone 9 [Ponto area] per City of Carlsbad GIS data

(197 Acres) = Constrained land/water/infrastructure that is excluded from the City's Open Space Standard

275 Acres = Unconstrained land in LFMP Zone 9 (Ponto) subject to the City's Open Space Standard

X 15% = Minimum unconstrained Open Space requirement per the City Open Space Standard

41 Acres = Minimum unconstrained Open Space required in LFMP Zone 9

(11 Acres) = Actual unconstrained Open Space provided & mapped by City in LFMP Zone 9

30 Acres = Missing unconstrained Open Space needed in LFMP Zone 9 [Ponto area of Coastal Zone] to meet the City's minimum GMP Open Space Standard. 73% of the required Open Space Standard is missing.

Thus the Ponto area of the Coastal Zone appears overdeveloped with 30 additional acres of "low-priority" residential land uses due to developers' non-compliance to the City's Open Space Public Facility Performance Standard's Minimum developer required Open Space requirement. As noted a citizens group has a pending lawsuit with the City over the City's current 'exempting' Ponto and future developers from meeting the Open Space Standard.

11. The prior pre-1996 LCP for Ponto – the Batiquitos Lagoon Educational Park Master Plan & LCP (BLEP MP/LCP) had significant Open Space and recreational areas. These significant Open Space and Recreational areas were removed with BLEP MP/LCP's replacement in 1996 by the currently existing Poinsettia Shores Master & LCP (PSMP/LCP) and its City Zoning and LCP LUP requirements that reserved Planning Area F with the current "Non-residential Reserve" Land Use designation. Since the BLEP MP/LCP it appears developers and the City of Carlsbad have worked to remove "High-Priority" Coastal land uses (i.e. Coastal Recreation and Park uses) out of the Ponto area and replaced them with more "low-priority" residential and general commercial land uses. For example:
 - a. Planning Area F used to be designated "Visitor Serving Commercial" as part of the original 1980's BLEP MP/LCP for Ponto.
 - b. In 1996 the BLEP MP LCP was changed by developer application to the now current PSMP LCP, and the LCP LUP designation changed from "Visitor Serving Commercial" to "Non-Residential Reserve" with the requirement to study and document the need for "High-Priority" Coastal Recreation (i.e. Public Park) and/or Low-cost visitor accommodations prior to any change to Planning Area F's "Non-residential Reserve" LCP land use.
 - c. In 2005 the City started to try to change Planning Area F to low-priority residential and general commercial land use in the City's Ponto Beachfront Village Vision Plan (PBVVP). At this time the City made its first documented Coastal 'planning mistake' by not disclosing to the public the existence of Planning Area F's LCP requirements and then also not following those LCP requirements. The City's planning process seemed focused on addressing developer's land use desires, and increasing land use intensity to boost "Tax-increment financing" as the City had established a Redevelopment Project Area at Ponto. A short time after the State of CA dissolved Redevelopment Agencies due in part to such abuses by cities. The CCC formally rejected the PBVVP in 2010, citing the City's failure to follow the LCP requirements for Planning Area F.
 - d. Five years later in 2015 the City again adopted a proposed General Plan Update to again change Planning Area F to low-priority residential and general commercial land use. The General Plan Update cited the City's PBVVP that was in fact rejected by the CCC only a few years before. The City again repeated their PBVVP's

Coastal land use ‘planning mistake’ by again not disclosing to the public the existence of Planning Area F’s LCP requirements and then not following those LCP requirements. It is unclear why the City did this only 5-years after the CCC specifically rejected the Ponto Beachfront Village Vision Plan for those same reasons.

- e. In 2017 citizens found and then confirmed these Ponto Coastal ‘planning mistakes’ by the City through multiple official Carlsbad Public Records Requests and CCC Staff confirmation. The CCC readily identified the mistakes, but the City’s 2019 proposed Draft LCP Land Use Plan and planning process still has yet fully disclose these prior Coastal ‘planning mistakes’ to ALL citizens of Carlsbad - the failure to disclose and follow the Planning Area F LCP LUP and City Zoning requirements. Full City disclosure is needed now to try to correct many years of City misrepresentation to citizens on LCP required Coastal land Use planning at Ponto. It is needed now so the public is aware at the start of the Public Comment Period. In 2017 citizens began asking the City fix the City’s over 12-years of misinformation and planning mistakes by ‘restarting’ Coastal land use planning at Ponto with an open and honest community-based Coastal planning process. These citizens’ requests have been rejected.
- f. In 2019 the City Staff proposed citywide Draft LCP land Use Plan Amendment that again proposed to change Planning Area F to “low-priority” residential and general commercial land use, without first disclosing the Planning Area F LCP requirements with corresponding analysis of the Need for Coastal Recreation (i.e. Public Park) and/or low-cost visitor accommodations at Planning Area F and providing that Documented analysis for public review/Consideration/comment. This seems like another 3rd repeat of the prior two Coastal planning mistakes by the City. In 2019, again citizens asked for a reset and a true community-based process for the last remaining significant vacant Coastal lands – including Ponto. Again the City rejected citizens’ requests.
- g. In 2020 thousands of public requests again asked, and are currently asking, for a reset and a true community-based process for the last remaining significant vacant Coastal lands – including Ponto. Again these requests are being rejected. Based on the significant citizen concern and the documented prior ‘planning mistakes’ at Ponto it appears reasonable and responsible for Ponto’s Planning Area F to either:
 - i. Retain its current Existing LCP LUP land Use of “Non-Residential Reserve” until such time as the City’s past Ponto Beachfront Village Vision Plan and General Plan Update planning mistakes and other issues subject to current planning lawsuits against the City are resolved with a true, honest and open community-based Coastal planning process asked for by citizens since 2017. Or
 - ii. Propose in the Draft LCP Land Use Plan Amendment to re-designated Planning Area F back to a Visitor Serving Commercial and Open Space (“i.e. Public Park”) to provide both “High-Priority” coastal uses v. low-priority residential/general commercial uses due to the documented Coastal Recreation and Low-cost visitor accommodation needs for both citizens and visitors at Ponto and South Carlsbad.

12. Questionable logic and inconsistency in proposed Draft land use map and policies: Chapter 2 Figure 2-2B & C on pages 2-19 & 20 proposes to Amend the existing LCP Land Use Plan Map, and policies LCP-2-P.19 and 20 on pages 2-27 to 2-29 propose Amendments to existing LCP policy and create a new added layer of policy referencing a Ponto/Southern Waterfront. The proposed Land Use Map and Policies serve to firmly plan for “low-priority” residential and general commercial land uses at Ponto with a clear regulatory Land Use Plan Map showing these land uses and by specific regulatory policy (LCP-2-20) that clearly requires (by using the words “shall”) these “low priority” uses. In contrast the “High-Priority” Coastal Recreation and Coastal Park land uses that would be designated as Open Space are not mapped at all in Figure 2-2B & C; and the proposed policy LCP-2-P.19 is both misleading and specifically does Not Require any “High-Priority” Coastal Recreation and Coastal Park land Use at Ponto and South Carlsbad. In fact page 2-22 specifically indicates two “may” criteria that would first need to occur

in the positive before any potential Coastal Recreation and Coastal Park Land could then theoretically even be possible. It is highly probable that it is already known by the City that the proposed relocation of Carlsbad Boulevard (Coast Highway) is not very feasible and not cost effective, and will not yield (due to environmental habitat constraints, narrowness of the roadway median, and other design constraints) any significant dimensions of land that could potentially be designated Open Space and realistically be used as a Park.

The blank outline map (Figure 2-2B & C) provides no mapped Open Space Land Use designation, other than for the currently existing State Campgrounds' low-cost visitor accommodations, so the proposed Land Use Plan Map is Not providing/mapping any new Open Space land use to address Coastal Recreation and Coastal Park needs. The Draft LCP Land Use Plan Amendment's proposed/projected/planned Sea Level Rise and associated coastal erosion appears to indicate that this "High-Priority" low-cost visitor accommodation (Campground) land use designated as Open Space will be reduced in the 'Buildout' condition due to coastal erosion. **So the Draft LCP Land Use Plan is actually planning for a Reduction in Open Space Land Use in South Carlsbad and Ponto.** Both the blank outline map and the proposed Land Use Map Figure 2-1 DO NOT clearly map and designate both South Carlsbad's Draft LCP Planned Loss of the Open Space Land Use and also any New or replacement unconstrained land as Open Space land use for Coastal Recreation and Coastal Park. This is an internal inconsistency in Land Use Mapping that should be corrected in two ways:

- 1) Showing on all the Land Use (Figure 2-1), Special Planning Area (Figure 2-2B & C), and other Draft LCP Maps the Draft LCP's planned loss of land area in those maps due to the Draft LCP's planned loss of land due to Sea Level Rise and Coastal Land Erosion. This is required to show how land use boundaries and Coastal Recourses are planned to change over time. or
- 2) Provide detailed Land Use Constraint Maps for the current Carlsbad Boulevard right-of-way that the City "may" or 'may not' choose (per the proposed "may" LCP-2-P.19 policy) use to explore to address the City's (Park Master Plan) documented Coastal Recreation and Coastal Park land use shortages in Coastal South Carlsbad and Ponto. Clearly showing the potential residual Unconstrained Land within a Carlsbad Boulevard relocation that have any potential possibility to add new Open Space Land Use Designations (for Coastal Recreation) is needed now to judge if the policy is even rational, or is it just a Trojan horse.

The proposed internal inconsistency in mapping and policy appears like a plan/policy 'shell game'. The proposed Land Use Plan Maps and Policies should be consistent and equality committed (mapped-shall v. unmapped-may) to a feasible and actual Plan. If not then there is No real Plan.

There is no Regulatory Policy requirement in LCP-2-P.19 to even require the City to work on the two "may" criteria. The City could choose to bury the entire Carlsbad Boulevard relocation concept and be totally consistent with Policy LCP-2-P.19 and the LCP. As such the language on 2-22, Figure 2-2C (and the proposed Land Use Map), and policy LCP-2-P.19 and 20 appear conspire to create a shell game or bait-and-switch game in that only "low-priority" residential and general commercial uses are guaranteed (by "shall" policy) winners, and "high-priority" Coastal Recreation and Coastal Park Land Uses are at best a non-committal 'long-shot' ("may" policy) that the city is specifically not providing a way to ever define, or commit to implement. The proposed Draft LCP Land Use Plan Coastal Recreation and Coastal Park statements for Ponto are just words on paper that are designed to have no force, no commitment, no defined outcome, and no defined requirement to even have an outcome regarding the documented "High-Priority" Coastal Recreation and Coastal Park needs at Ponto, Coastal South Carlsbad and the regional 6-mile Coastal Park gap centered around Ponto.

Policy LCP-2-P.19 falsely says it “promotes development of recreational use” but does not in fact do that. How is development of ‘recreational use promoted’ when the Use is both unmapped and no regulatory policy requirement and commitment (no “shall” statement) to ‘promote’ that Use is provided? Policy LCP-2-19.19 appears a misleading sham that does not ‘promote’ or require in any way “High-Priority” Coastal Recreation and Park Land Use at Ponto. There should be open and honest public workshops before the Draft LCP Amendment goes to its first public hearing to clearly define the major environmental constraints and cost estimates involving possible relocation of Carlsbad Boulevard and constructing needed beach access parking, and sufficient and safe sidewalks and bike paths along Carlsbad Boulevard; and then map the amount and dimensions of potential ‘excess land’ that maybe available for possible designation as Open Space in the City General Plan and Local Coastal Program. The City should not repeat the mistakes at the Carlsbad Municipal Golf Course (resulting in the most expensive to construct maniple course in the USA) by not defining and vetting the concept first. A preliminary review of City GIS data appears the amount, dimensions and locations of any potential ‘excess’ land maybe modest at best. However before the City proposes a ‘Buildout’ Coastal Land Use Plan this critical information should be clearly provided and considered. It is likely the City’s Carlsbad Boulevard relocation concept is unfeasible, inefficient, too costly, and yields too little actual useable ‘excess land’ to ever approach the Coastal Recreation and Coastal Park needs for South Carlsbad. This may already be known by the City, but it surely should be publicly disclosed and discussed in the DLPCA.

The proposed Coastal Land Use Plan to address Carlsbad’s, San Diego County’s and California’s High-Priority Coastal Recreation Land Use and Coastal Park needs should NOT be vague “may” policy that appears to be purposely designed/worded to not commit to actually providing any “High-Priority” Coastal Recreation and Coastal Park land uses on the map or in policy commitments. The Land Use Plan and Policy for High-Priority Coastal Recreation and Coastal Park Land Use should be definitive with triggered “shall” policy statements requiring and assuring that the ‘Forever’ “High-Priority” Coastal Recreation and Coastal Park needs are properly and timely addressed in the City’s proposed ‘Buildout’ Coastal Land Use Plan. This “shall” policy commitment should be clearly and consistently mapped to show the basic feasibility of the planned outcomes and the resulting actual Land that could feasibly implement the planned outcome.

Providing safe and sufficient sidewalks, bike paths, and public parking along Carlsbad Boulevard: Providing safe and sufficient sidewalks, bike paths, and public parking along Carlsbad Boulevard are Coastal Access and Completes Streets issues. South Carlsbad Boulevard now and has for decades been a highly used Incomplete Street that is out of compliance with the City’s minimum Street Standards for pedestrian and bike access and safety. The Coastal Access portion of the Draft Land Use Plan should strongly address the Complete Street requirements for South Carlsbad Boulevard. Those policy commitments should be reference in Policy LCP-2-P.19 and 20 as Carlsbad Boulevard in **South Carlsbad is the most Complete Street deficient portion of Carlsbad Boulevard**. Forever Coastal Access parking demand and the proposed LCP Amendment’s Land Use Plan to supply parking for those demands should also be addressed as part of the Coastal Access and Complete Streets issues for South Carlsbad Boulevard. If much needed Coastal Access Parking is provided on South Carlsbad Boulevard as part of a “maybe” implemented realignment, most of the “maybe” realignment land left after constraints are accommodated for and buffered will likely be consumed with these parking spaces and parking drive aisles/buffer area needed to separate high-speed vehicular traffic from parking, a buffered bike path, and a sufficiently wide pedestrian sidewalk or Coastal Path. After accommodating these much needed Complete Street facilitates there will likely be little if any sufficiently dimensioned land available for a Coastal Recreation and a Coastal Park. The needed Coastal Access and Complete Street facilities on South Carlsbad Boulevard are very much needed, but they are NOT a Coastal Park.

As mentioned the proposed Draft Coastal Land Use Plan's Maps and Policies are very specific in providing for the City's proposed LCP Land Use changes to 'low-priority' Residential and General Commercial' on Planning Area F (proposed to be renamed to Area 1 and 2). It is curious as to why the proposed Draft LCP Land Use Plan Amendment has no Land Use Map and minor vague unaccountable Land Use Policy concerning 'High-priority Coastal Recreation Land Use' at Ponto, while the very same time proposing very clear Land Use Mapping and detailed unambiguous "shall" land use policy requirements for 'low-priority' Residential and General Commercial land use at Ponto. Why is the City Not committing and requiring (in a Land Use Map and Land Use Policy) to much needed 'High-priority' Coastal Recreation and Coastal Park Land Use' needs at Ponto the same detail and commitment as the City is providing for "low-priority" uses? This is backwards and inappropriate. It is all the more inappropriate given the 'Buildout' Coastal Land Use Plan the City is proposing at Ponto. These issues and plan/policy commitments and non-commitments will be 'forever' and should be fully and publicly evaluated as previously requested, or the Existing LCP Land Use Plan of "Non-residential Reserve" for Planning Area F should remain unchanged and until the forever-buildout Coastal Recreation and Coastal Park issues can be clearly, honestly and properly considered and accountably planned for. This is vitally important and seems to speak to the very heart of the CA Coastal Act, its founding and enduring principles, and its policies to maximize Coastal Recreation. People for Ponto and we believe many others, when they are aware of the issues, think the City and CA Coastal Commission should be taking a long-term perspective and be more careful, thorough, thoughtful, inclusive, and in the considerations of the City's proposal/request to permanently convert the last vacant unplanned (Non-residential Reserve) Coastal land at Ponto to "low-priority" land uses and forever eliminate any Coastal Recreation and Coastal Park opportunities.

13. Public Coastal View protection: Avenida Encinas is the only inland public access road and pedestrian sidewalk to access the Coast at Ponto for one mile in each direction north and south. It is also hosts the regional Coastal Rail Trail in 3' wide bike lanes. There exist now phenomenal coastal ocean views for the public along Avenida Encinas from the rail corridor bridge to Carlsbad Boulevard. It is assumed these existing expansive public views to the ocean will be mostly eliminated with any building development seaward or the Rail corridor. This is understandable, but an accountable ('shall') Land Use Plan/Policy addition to proposed Policy LCP-2-P.20 should be provided for a reasonable Public Coastal View corridor along both sides of Avenida Encinas and at the intersection with Carlsbad Boulevard. Public Coastal view analysis, building height-setback standards along Avenida Encinas, and building placement and site design and landscaping criteria in policy LCP-2-P.20 could also considered to reasonably provide for some residual public coastal view preservation.
14. Illogical landscape setback reductions proposed along Carlsbad Boulevard, and Undefined landscape setback along the Lagoon Bluff Top and rail corridor in Policy LCP-2-P.20: Logically setbacks are used in planning to provide a buffering separation of incompatible land uses/activities/habitats. The intent of the setback separation being to protect adjacent uses/activities/habitats from incompatibility, nuisance or harassment by providing a sufficient distance/area (i.e. setback) between uses/activities/habitats and for required urban design aesthetics – almost always a buffering landscaping. Policy LCP-2-P.20. A.4 and C.3 says the required 40' landscape setback along Carlsbad Boulevard "maybe reduced due to site constraints or protection of environmental resources." The ability to reduce the setback is illogical in that setbacks are intended to protect environmental resources and provide a buffer for constraints. In the Carlsbad Boulevard right-of-way there is documented sensitive environmental habitat, along with being a busy roadway. How could reducing the protective 40' setback in anyway better protect that habitat or provide a better landscaped compatibility or visual aesthesis buffer along Carlsbad Boulevard? It is illogical. If anything the minimum 40' landscaped setback should likely be expanded near "environmental resources". Regarding reducing the minimum 40' landscape setback for "site constraints" there is no definition of what a "site constraint" is or why it (whatever it may be) justifies a reduction of the minimum landscaped setback.

Is endangered species habitat, or a hazardous geologic feature, or a slope, or on-site infrastructure considered a “site constraint”? There should be some explanation of what a “site constraint” is and is not, and once defined if it warrants a landscape setback reduction to enhance the buffering purpose of a landscape setback. Or will a reduction only allow bringing the defined constraint closer to the adjacent uses/activities/habitats that the landscape setback is designed to buffer. It is good planning practice to not only be clear in the use of terms; but also, if a proposed reduction in a minimum standard is allowed, to define reasonably clear criteria for that reduction/modification and provide appropriate defined mitigation to assume the intended performance objectives of the minimum landscape setback are achieved.

Policy LCP-2-P.20.C.4 is missing a critical Bluff-Top landscape setback. It seems impossible that the DLCPA is proposing no Bluff-Top setback from the lagoon bluffs and sensitive habitat. The Batiqitos Lagoon’s adjoining steep sensitive habitat slopes directly connect along the Bluff-top. Batiqitos Lagoon’s and adjoining steep sensitive habitat is a sensitive habitat that requires significant setbacks as a buffer from development impacts. Setbacks similar to those required for the San Pacifico area inland of the rail corridor, should be provided unless updated information about habitat sensitivity or community aesthetics requires different setback requirements.

Policy LCP-2-P.20 does not include a landscape setback standard adjacent to the rail corridor. This is a significant national transportation corridor, part of the 2nd busiest rail corridor in the USA. Train travel along this corridor is planned to increase greatly in the years to come. Now there is significant noise, Diesel engine pollution, and extensive ground vibration due to train travel along the rail corridor. Long freight trains which currently run mostly at night and weekends are particularly noisy and heavy, and create significant ground vibration (underground noise). These issues are best mitigated by landscape setbacks and other buffers/barriers. A minimum setback standard for sufficient landscaping for a visual buffer and also factoring appropriate noise and ground vibration standards for a buildout situation should be used to establish an appropriate landscape setback that should be provided along the rail corridor. Carlsbad’s landscape aesthetics along the rail corridor should be factored into how wide the setback should be and how landscaping should be provided. An example for the landscape aesthetic portion of the setback standard could be landscape design dimensions of the San Pacifico community on the inland side of the rail corridor. However, noise and vibrational impacts at San Pacifico are felt much further inland and appear to justify increased setbacks for those impacts.

Low Cost Visitor Accommodations:

1. P. 3-3 cites CA Coast Act (CCA) Policies. But the City's proposed Local Coastal Program (LCP) Land Use Plan (LUP) in the Ponto Area, particularly for Planning Area F, appears inconsistent with these CCA policies:
 - a. Section 30213 – protect, encourage and provide Lower-Cost Visitor & Recreation Facilities.
 - b. Section 30221 – Visitor serving & Recreation uses have priority over Residential & General Commercial uses.
 - c. Section 30223 – Upland areas reserved to support coastal Recreation uses
 - d. Section 30252(6) – correlate development with Local Park acquisition & on-site recreation

2. Planning Area F used to be designated "Visitor Serving Commercial" as part of the original 1980's LUP and LCP Samis Master Plan for Ponto. In the 1996 this LUP was changed to the now current LCP and LUP designation of "Non-Residential Reserve" with a specific LCP requirement to reconsider a high-priority recreation or visitor serving Coastal land use while other Ponto land uses were changed to low-priority residential uses (see Poinsettia Shores Master Plan/LCP). It seems appropriated that the LUP should re-designated Planning Area F back to a Visitor Serving Commercial and Open Space ("i.e. Public Park" in the existing LCP) to provide high-priority coastal uses v. low-priority residential/general commercial uses: in part for the following reasons:
 - a. Planning Area F's existing LCP requirement requires this consideration, but the City has never disclosed this requirement to Citizens nor follow this requirement during the Cities two prior 'planning efforts' in 2010 and 2015 as documented by official Carlsbad Public Records Requests 2017-260, 261, 262.
 - b. Ponto developers (both Samis and Kaisza) were both allowed to overdevelop Ponto, by not providing the minimum Open Space required by Carlsbad's and Citizen approved Growth Management Open Space Standard. Over 30-acres of land that should have been dedicated to Growth Management Open Space (a high-priority land use) was instead allowed to be developed with low-priority residential development. If the City's Growth Management Open Space Standard was properly applied at Ponto there would be 30-acres more open space at Ponto then there is now. This is a significant impact to CCA policies that can be corrected by changes in the Ponto LUP to properly implement City Open Space Standards and CCA policies.
 - c. The LCPA acknowledges that past (2005-17) and near-term (2019-23) growth in Carlsbad visitor demand for coastal recreation and accommodations, and indicate high past hotel occupancy rates that implies current hotel supply is just meeting current demand. Although the LCPA does not discuss the high occupancy rates at the Low-Cost campground facilities, It is assumed the campground occupancy rate and demand is higher than that of hotels. This should be defined. Based on current and near term demand for visitor accommodations the LCPA states on page 3-12 "... the City should identify and designate land where new hotels and other visitor-serving uses can be developed." It is clear where he 'City should identify and designate [this] land'? What new land(s) should be so identified and designated? However, the LCPA does not disclose longer-term visitor accommodation needs beyond 2023, nor provide a long-term plan for meeting this long-term need. The LCPA should publicly disclose, analyze and provide for the longer-term (beyond present and to beyond 2023) needs for visitor Coastal accommodations, particularly Low-Cost Accommodations and Recreation needs because the LCPA's LUP is a long-term plan for Carlsbad's buildout estimated to extend beyond 2035. Also, given the fact that there are very few vacant Coastal Sites (like Ponto) that are still available to address these long-term high priority Coastal land uses – recreation and visitor serving – reserving these vacant lands for high priority coastal land uses is consistent with the CCA Policies. Following are some longer-term projections of resident demand for Coastal park and recreation needs. It seems logical that long-term visitor will increase at a similar rate as the general population increase

rate, unless our coast becomes too overcrowded and unattractive vis-à-vis other visitor destinations. A long-term visitor demand (to go with the below long-term resident demand long-term Sea Level Rise impacts) for Coastal recreation resources should be a part of the proposed LCPA and part of the long-term LUP to provide resources for those long-term needs and to mitigate for those long-term Sea Level Rise impacts.



Increasing demand for Coastal recreational land

Yearly Visitors to San Diego County

2016	34,900,000	
2017	34,900,000	
2018	35,300,000	
2019	35,900,000	
2020	36,500,000	= average 100,000 visitors per day
2021	37,100,000	or 2.83% of Population per day
2022	37,700,000	or 1,316 Visitors/coastal mile/day

Typically around 1.6% annual increase in visitors

San Diego Tourism Authority, San Diego Travel Forecast, December 2017

- d. City in the LCPA inaccurately analyzes and misrepresents how much Visitor Serving Accommodations, particularly Low-Cost Accommodations, Carlsbad currently provides on a relative or comparative basis. The LCPA's inaccurate and simplistic analysis does not adjust for the different sizes of the Coastal Zone in the 3 cities (Carlsbad, Oceanside and Encinitas) used in the analysis. Carlsbad's Coastal Zone is significantly larger than both the other cities, so it has more land and accommodations, just like San Diego's Coastal Zone is larger than Carlsbad's and San Diego is larger than its smaller neighbors Del Mar and National City. A simplistic how many accommodations are in your adjacent cities is an inappropriate analytical method for Carlsbad-Oceanside-Encinitas; just as it is inappropriate to compare the number of San Diego's hotels with the number hotels in San Diego's smaller neighbors Del Mar and National City. The accurate method to do a comparative analysis is based on a common denominator, such as the amount of accommodations per 1,000 acres of Coastal Zone land along with comparing each city's relative percentages. This is a more accurate and appropriate analysis that the LCPA should provide, and not that provided on page 3-13. The LCPA analysis also does not fully discuss and compare "Low-Cost" accommodations that are part of the CCA policies; nor provide a mitigation approach for "Low-Cost" accommodations lost, just 'Economy hotel rooms'. Below is data from the LCPA and other LCPs that shows the proper and more accurate comparison of existing Visitor Serving Accommodations in Carlsbad-Oceanside-Encinitas and includes Low-Cost Accommodation numbers/comparisons that are totally missing in the LCPA analysis. As the data shows, Carlsbad does not perform as well in Visitor Accommodations, and most particularly in "Low-Cost Visitor Accommodations", as the LCPA states and proposes in the LUP relative to Oceanside and Encinitas. An honest analysis like below should be provided in the LCPA LUP, particularly given the very limited amount of vacant Coastal land left to provide for high-priority Coastal Uses. Ponto is one of the last remaining vacant Coastal areas.

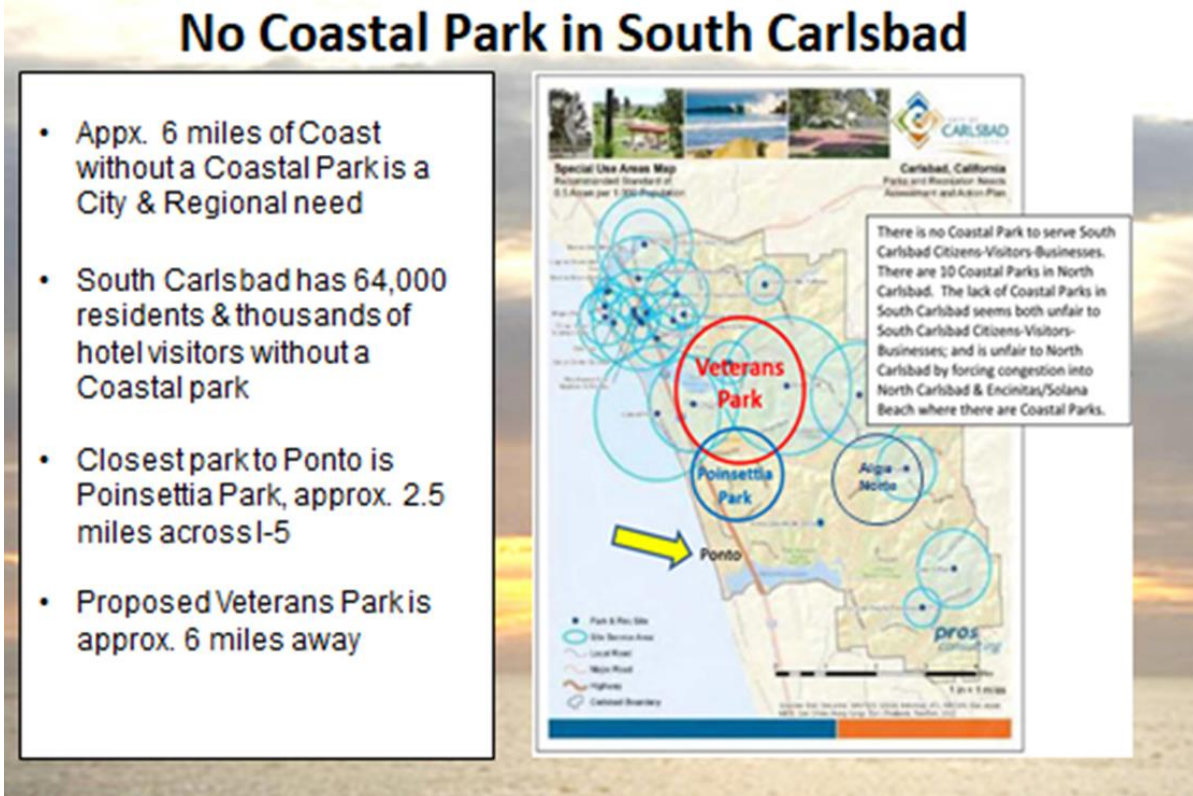
Carlsbad's proposed 2019 LCPA uses comparative 3-city data to address how Carlsbad's 2019 LCPA addresses Visitor Serving Accommodation needs. "Low-Cost" Accommodations are an important CA Coastal Act issue

<u>Visitor Serving Accommodations (VSA) data</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>		<u>Data source</u>
Coastal Acres (i.e. in Coastal Zone)	9,216	1,460	7,845		Carlsbad Draft LCPA 2019 & Oceanside & Encinitas LCPs
VSA rooms: total	3,211	975	634		Carlsbad Draft LCPA 2019, pp 3-12 - 15
VSA rooms: Economy	589	346	346		Carlsbad Draft LCPA 2019, pp 3-12 - 15
VSA rooms: Low-Cost (campsites)	220	272	171		Carlsbad Draft LCPA 2019, State Parks, Oceanside & Paradise-by-the-sea data Carlsbad Draft LCPA 2019 does not evaluate other City's Low-Cost Accommodations
<u>Data analysis</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>	<u>3-city Average</u>	<u>Key Findings</u>
VSA rooms/1,000 Coastal acres	348	668	81	366	Carlsbad provides overall Visitor Accommodations at slightly below the 3-city average
% of VSA rooms that are Economy	18%	35%	55%	36%	Carlsbad provides a percentage of Economy Accommodations about 50% below the 3-city average
Economy VSA rooms/1,000 Coastal acres	64	237	44	115	Carlsbad provides Economy Accommodations about 50% below the 3-city average
% VSA rooms that are Low-Cost	7%	28%	27%	21%	Carlsbad provides a percentage of Low-Cost Accommodations about 66% below the 3-city average Carlsbad LCPA also does not provide protection for loss of "Low-Cost" campground rooms, only "Economy hotel rooms"
Low-Cost VSA rooms/1,000 Coastal acres	24	186	22	77	Carlsbad provides Low-Cost Accommodations about 70% below the 3-city average

- e. The LCPA is not providing for any new "Low Cost Visitor Accommodation" land uses in the proposed LUP for current/long-range needs, even though page 3-12 points out the current demand for accommodations, and the current Existing LCP has polices to increase "Low Cost Visitor Accommodation" land uses. We

understand that “Low-cost Visitor Accommodation” occupancy rates at CA State Campground at near 90%. This occupancy rate is much higher [signifying higher demand] than the occupancy rates of both the hotels, and “Economy Visitor Accommodations” which the LCPA seeks to protect. The Proposed LCPA LUP should provide historic and current “Low-cost Visitor Accommodation” occupancy rate data at CA State Campground and compare to occupancy demand for other accommodations to determine the highest occupancy demands and therefore needs. Why is the Proposed LCPA LUP not protecting AND EXPANDING (for future growth and visitor demand) the supply of this higher demand for “Low-cost Visitor Accommodations” at the State Campground, particularly given the Current Existing Carlsbad LCP policies on this issue, long history of this issue documented in the Current Existing Carlsbad LCP Mello II Segment, and the fact that “Low-cost Visitor Accommodations” are a Statewide ‘high-Coastal-priority’ land use in CA Coastal Act Goals and Policies? Why is the proposed LUP not recognizing and incorporating these issues? The Current Existing Carlsbad LCP policies [see Existing Carlsbad LCP Mello II Segment polies 2.3, 4.1, 6.1, 6.4, 6.5, 6.9, 6.10, 7.5, and 7.15 for example] are not referenced and discussed in the Proposed LUP nor is a comprehensive long-term analysis of the impact of the proposed LUP’s elimination of theses Current Existing Carlsbad LCP policies vis-à-vis the CA Coastal Act Goals and Policies? How and why is the City proposing changes to these Existing Carlsbad LCP policies in the Mellow II Segment, particularly given the improved knowledge about Sea Level Rise, and Sea Level Rise and Coastal Bluff erosion impacts on the State Campground’s “Low-cost Visitor Accommodations” - High-Coastal-Priority land use under the CA Coastal Act?

- f. At Ponto there is no low-cost/no-cost Recreational use as shown by the City of Carlsbad’s adopted Parks Master Plan (pp 87-89) that show the City’s adopted Park Service Areas in the following image. The image’s blue dots are park locations and blue circle(s) show the City’s adopted service areas:



Per the current Existing LCP requirements for Planning Area F at Ponto an “(i.e. Public Park)” must be considered. How is the Proposed LCPA LUP not reserving Upland Areas at Ponto for recreational uses given

Sea Level Rise and Coastal Bluff erosion impacts as shown in Proposed LCPA LUP Attachment B, and Exhibits B6 and B7? There is very limited amount of vacant Upland Coastal land at Ponto and South Coastal Carlsbad to accommodate low-cost/no-cost Recreational use "(i.e. Public Park)", so why is this last remaining vacant Coastal land at Ponto not being reserved for "high-Coastal Priority Land Uses"? Why is the Proposed LCPA LUP proposing this last remaining vacant Coastal land at Ponto be converted from "Non-residential Reserve" to 'low-coastal-priority residential and general commercial land uses'?

3. The proposed LCPA approach to protect existing 'economy hotels' but not 'Low-cost Visitor Accommodations' appears inappropriate. Existing hotel owners providing 'Economy' rooms are penalized while all other more expensive 'non-economy hotel' owners are not required to mitigate for their not providing more affordable accommodations. It seems like a fairer and rational approach is to use the same framework as the City's inclusionary affordable housing requirements and have the requirement and burden of providing affordable accommodations required by all visitor accommodation providers, including short-term rentals of residential homes. Use of any per accommodation "in-lieu fee" should be SUFFICIENT TO FULLY MITIGATE for not providing a required affordable accommodation by being sufficient to fully fund a new 'affordable accommodation' on a one-for one basis. City Transit Occupancy Tax revenues could also potentially be used to provide a catch-up method for existing "non-low-cost and/or non-economy accommodation providers" to address what would nominally be their inclusionary contribution. It seems like the LCPA approach needs significant rethinking to provide a rational program to include reasonable long-term and sustainable affordability in visitor accommodation's, particularly give the Sea Level Rise and Coastal Bluff Erosion impacts on Carlsbad's Only "Low-cost Visitor Accommodations" and the State Campground and beaches and Carlsbad's Coastal access roadways.
4. The Proposed LCPA LUP does not provide a means for citizens to understand the proposed changes to the current Existing LCP goals and policies. There are numerous current Existing LCP goals and policies regarding "Low-cost Visitor Accommodations". These all should be listed in the Proposed LCPA LUP along with a description on how and why these current Existing LCP Goals and policies are being modified or removed in the Proposed LCPA LUP.

Low Cost Visitor Accommodations:

1. P. 3-3 cites CA Coast Act (CCA) Policies. But the City's proposed Local Coastal Program (LCP) Land Use Plan (LUP) in the Ponto Area, particularly for Planning Area F, appears inconsistent with these CCA policies:
 - a. Section 30213 – protect, encourage and provide Lower-Cost Visitor & Recreation Facilities.
 - b. Section 30221 – Visitor serving & Recreation uses have priority over Residential & General Commercial uses.
 - c. Section 30223 – Upland areas reserved to support coastal Recreation uses
 - d. Section 30252(6) – correlate development with Local Park acquisition & on-site recreation

2. Planning Area F used to be designated "Visitor Serving Commercial" as part of the original 1980's LUP and LCP Samis Master Plan for Ponto. In the 1996 this LUP was changed to the now current LCP and LUP designation of "Non-Residential Reserve" with a specific LCP requirement to reconsider a high-priority recreation or visitor serving Coastal land use while other Ponto land uses were changed to low-priority residential uses (see Poinsettia Shores Master Plan/LCP). It seems appropriated that the LUP should re-designated Planning Area F back to a Visitor Serving Commercial and Open Space ("i.e. Public Park" in the existing LCP) to provide high-priority coastal uses v. low-priority residential/general commercial uses: in part for the following reasons:
 - a. Planning Area F's existing LCP requirement requires this consideration, but the City has never disclosed this requirement to Citizens nor follow this requirement during the Cities two prior 'planning efforts' in 2010 and 2015 as documented by official Carlsbad Public Records Requests 2017-260, 261, 262.
 - b. Ponto developers (both Samis and Kaisza) were both allowed to overdevelop Ponto, by not providing the minimum Open Space required by Carlsbad's and Citizen approved Growth Management Open Space Standard. Over 30-acres of land that should have been dedicated to Growth Management Open Space (a high-priority land use) was instead allowed to be developed with low-priority residential development. If the City's Growth Management Open Space Standard was properly applied at Ponto there would be 30-acres more open space at Ponto then there is now. This is a significant impact to CCA policies that can be corrected by changes in the Ponto LUP to properly implement City Open Space Standards and CCA policies.
 - c. The LCPA acknowledges that past (2005-17) and near-term (2019-23) growth in Carlsbad visitor demand for coastal recreation and accommodations, and indicate high past hotel occupancy rates that implies current hotel supply is just meeting current demand. Although the LCPA does not discuss the high occupancy rates at the Low-Cost campground facilities, It is assumed the campground occupancy rate and demand is higher than that of hotels. This should be defined. Based on current and near term demand for visitor accommodations the LCPA states on page 3-12 "... the City should identify and designate land where new hotels and other visitor-serving uses can be developed." It is clear where he 'City should identify and designate [this] land'? What new land(s) should be so identified and designated? However, the LCPA does not disclose longer-term visitor accommodation needs beyond 2023, nor provide a long-term plan for meeting this long-term need. The LCPA should publicly disclose, analyze and provide for the longer-term (beyond present and to beyond 2023) needs for visitor Coastal accommodations, particularly Low-Cost Accommodations and Recreation needs because the LCPA's LUP is a long-term plan for Carlsbad's buildout estimated to extend beyond 2035. Also, given the fact that there are very few vacant Coastal Sites (like Ponto) that are still available to address these long-term high priority Coastal land uses – recreation and visitor serving – reserving these vacant lands for high priority coastal land uses is consistent with the CCA Policies. Following are some longer-term projections of resident demand for Coastal park and recreation needs. It seems logical that long-term visitor will increase at a similar rate as the general population increase

rate, unless our coast becomes too overcrowded and unattractive vis-à-vis other visitor destinations. A long-term visitor demand (to go with the below long-term resident demand long-term Sea Level Rise impacts) for Coastal recreation resources should be a part of the proposed LCPA and part of the long-term LUP to provide resources for those long-term needs and to mitigate for those long-term Sea Level Rise impacts.



Increasing demand for Coastal recreational land

Yearly Visitors to San Diego County

2016	34,900,000	
2017	34,900,000	
2018	35,300,000	
2019	35,900,000	
2020	36,500,000	= average 100,000 visitors per day
2021	37,100,000	or 2.83% of Population per day
2022	37,700,000	or 1,316 Visitors/coastal mile/day

Typically around 1.6% annual increase in visitors

San Diego Tourism Authority, San Diego Travel Forecast, December 2017

- d. City in the LCPA inaccurately analyzes and misrepresents how much Visitor Serving Accommodations, particularly Low-Cost Accommodations, Carlsbad currently provides on a relative or comparative basis. The LCPA's inaccurate and simplistic analysis does not adjust for the different sizes of the Coastal Zone in the 3 cities (Carlsbad, Oceanside and Encinitas) used in the analysis. Carlsbad's Coastal Zone is significantly larger than both the other cities, so it has more land and accommodations, just like San Diego's Coastal Zone is larger than Carlsbad's and San Diego is larger than its smaller neighbors Del Mar and National City. A simplistic how many accommodations are in your adjacent cities is an inappropriate analytical method for Carlsbad-Oceanside-Encinitas; just as it is inappropriate to compare the number of San Diego's hotels with the number hotels in San Diego's smaller neighbors Del Mar and National City. The accurate method to do a comparative analysis is based on a common denominator, such as the amount of accommodations per 1,000 acres of Coastal Zone land along with comparing each city's relative percentages. This is a more accurate and appropriate analysis that the LCPA should provide, and not that provided on page 3-13. The LCPA analysis also does not fully discuss and compare "Low-Cost" accommodations that are part of the CCA policies; nor provide a mitigation approach for "Low-Cost" accommodations lost, just 'Economy hotel rooms'. Below is data from the LCPA and other LCPs that shows the proper and more accurate comparison of existing Visitor Serving Accommodations in Carlsbad-Oceanside-Encinitas and includes Low-Cost Accommodation numbers/comparisons that are totally missing in the LCPA analysis. As the data shows, Carlsbad does not perform as well in Visitor Accommodations, and most particularly in "Low-Cost Visitor Accommodations", as the LCPA states and proposes in the LUP relative to Oceanside and Encinitas. An honest analysis like below should be provided in the LCPA LUP, particularly given the very limited amount of vacant Coastal land left to provide for high-priority Coastal Uses. Ponto is one of the last remaining vacant Coastal areas.

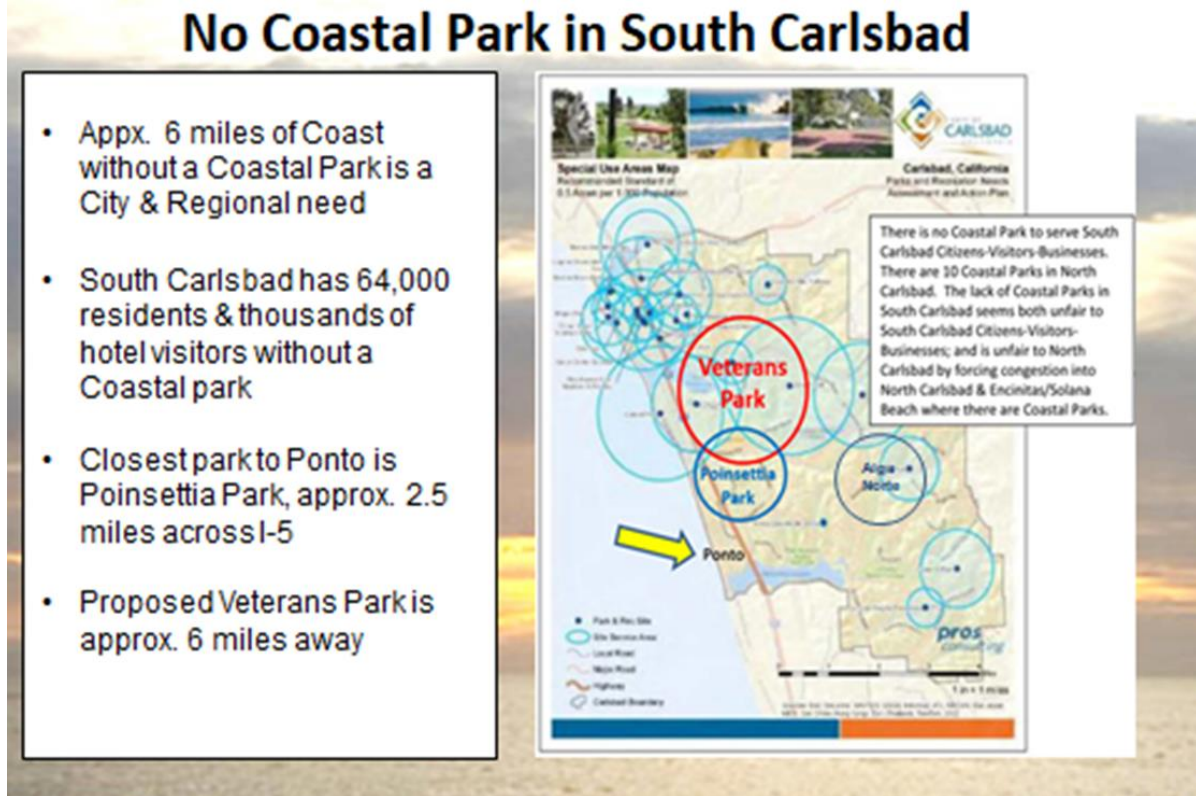
Carlsbad's proposed 2019 LCPA uses comparative 3-city data to address how Carlsbad's 2019 LCPA addresses Visitor Serving Accommodation needs. "Low-Cost" Accommodations are an important CA Coastal Act issue

<u>Visitor Serving Accommodations (VSA) data</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>		<u>Data source</u>
Coastal Acres (i.e. in Coastal Zone)	9,216	1,460	7,845		Carlsbad Draft LCPA 2019 & Oceanside & Encinitas LCPs
VSA rooms: total	3,211	975	634		Carlsbad Draft LCPA 2019, pp 3-12 - 15
VSA rooms: Economy	589	346	346		Carlsbad Draft LCPA 2019, pp 3-12 - 15
VSA rooms: Low-Cost (campsites)	220	272	171		Carlsbad Draft LCPA 2019, State Parks, Oceanside & Paradise-by-the-sea data Carlsbad Draft LCPA 2019 does not evaluate other City's Low-Cost Accommodations
<u>Data analysis</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>	<u>3-city Average</u>	<u>Key Findings</u>
VSA rooms/1,000 Coastal acres	348	668	81	366	Carlsbad provides overall Visitor Accommodations at slightly below the 3-city average
% of VSA rooms that are Economy	18%	35%	55%	36%	Carlsbad provides a percentage of Economy Accommodations about 50% below the 3-city average
Economy VSA rooms/1,000 Coastal acres	64	237	44	115	Carlsbad provides Economy Accommodations about 50% below the 3-city average
% VSA rooms that are Low-Cost	7%	28%	27%	21%	Carlsbad provides a percentage of Low-Cost Accommodations about 66% below the 3-city average Carlsbad LCPA also does not provide protection for loss of "Low-Cost" campground rooms, only "Economy hotel rooms"
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- f. At Ponto there is no low-cost/no-cost Recreational use as shown by the City of Carlsbad’s adopted Parks Master Plan (pp 87-89) that show the City’s adopted Park Service Areas in the following image. The image’s blue dots are park locations and blue circle(s) show the City’s adopted service areas:



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Carlsbad proposed Draft Budget, Local Coastal Program Amendment, & Parks Master Plan Update – Public Comments

City Budget, Draft LCP Amendment and Parks Master Plan Update issues – South Carlsbad Boulevard (PCH) Realignment land use policy/mapping clarity, and environmental and budget feasibility:

Please see and include the attached City of Carlsbad’s CARLSBAD BOULEVARD REALIGNMENT STUDY PHASE II: PRELIMINARY FINANCIAL ANALYSIS dated October 4, 2001 in this public comment. The realignment study evaluated the City selling and/or leasing portions of the exiting South Carlsbad Boulevard right-of-way for Commercial land use. This is concerning on serval levels.

This public comment requests that in the Draft Local Coastal Program Amendment (DLCPA) and Parks Master Plan Update processes:

1. Provide clear public disclosure and discussion as to if the City’s:
 - a. proposed DLCPA Land Use policies [Pages/Figures: p. 1-5 Figure 1-1, p. 2-11 Figure 2-1, pp. 2-19 & 20 Figure 2-2b & 2-2c; and Pages/Policies: p. 2-22, Ponto/Southern Waterfront, p. 2-23 Draft Policy LCP-2-P.5, p. 2-24 Draft Policy LCP-2-P.7, p. 2-26 Draft Policy LCP-2-P.19]; or
 - b. existing General Plan Land Use Element [Pages: p. 2-35, p. 2-38, pp. 2-47-48; and Policies: 2-G.20, 2-P.51, 2-P.52, 2-P.53, 2-P.55, and 2-P.90] General Plan policies)

provide in any way the opportunity to convert South Carlsbad Boulevard right-of-way into Commercial Land Use as part of realignment. Realignment was portrayed to Citizens as an elaborate way to provide a much needed pedestrian sidewalk/pathway, or Promenade along South Carlsbad Boulevard, not a ‘pathway to change open landscaped right-of-way land to Commercial uses’.

- Are the DLCPA Realignment Land Use policy and/or mapping allowing Commercial use on City designated right-of-way land like proposed in Carlsbad’s 2001 Realignment Study?
 - Does the City’s General Plan polices allow, support or imply Commercial use in any Realignment right-of-way land?
2. To even start having that important public disclosure and discussion, citizens must have both clear DLCPA Land Use Policies and Land Use Maps that show exactly “what and where” the City’s potential proposed Carlsbad Boulevard Realignment “is, and what and where it is not”.
 - The DLCPA Land Use Policies are vague and DLCPA Land Use Maps do not show any Land Use (Open Space or Commercial) associated with the Realignment. This vagueness is counter to the some very specific land uses and areas itemized in the City’s 2001 Study – why?

It is requested that both the DLCPA Land Use Policies and Maps be amended to be consistent and clear as to “what” and “where” the Realignment is and what proposed DLCPA policies apply to those areas, and what Land Uses are being proposed to be assigned to those areas in the Land Use Plan(s).

3. As part of this clear disclosure by the City and public discussion, it also seems logical to roughly update the 20-year old ‘preliminary study’ of realignment costs to have a general understanding if South Carlsbad Boulevard Realignment is even environmentally/fiscally viable. Current costs could exceed \$75 million. Carlsbad Citizens and taxpayers need to know if the ‘Realignment Promenade/Linear Park’ is a viable project the City will be implementing and when. Or is the ‘Realignment Promenade/Linear Park’ more a ‘Trojan horse’ – outside an apparently attractive celebration, while truthfully hidden inside is disappointment resulting in ruin. The City’s 20-year old 2001 Realignment Study seems to point to this concern/possibility.
4. The DLCPA should add a clear and accountable Public Coastal Access, Livable Streets and Connectivity Policy (Section 4.8, at p. 4-41) that requires the City to fully fund and construct as soon as possible a sidewalk/pedestrian path/‘Promenade’ along South Carlsbad Boulevard to “Complete” and make “Livable” this street. The missing safe pedestrian Coastal Access along South Carlsbad Boulevard represents over ½ of Carlsbad’s coastline. The City’s CIP #60311 Budget already has \$3.2 million, which based on City costs for sidewalk construction, is sufficient to complete most of this needed sidewalk/pedestrian path/‘Promenade’. The sidewalk/pedestrian path/‘Promenade’ can be quickly, simply and cost effectively accomplished with an existing budget for that purpose, and within the existing right-of-way configuration. The few short sections along bridges can be cost effectively addressed with vehicle/bike lane restriping and maybe a ‘jersey barrier’ similar to what was done at Agua Hedionda. Again, the missing sidewalk/pedestrian path/‘Promenade’ can be substantially completed using existing budgeted CIP funds for that purpose. Special design and landscape qualities could be budgeted and incorporated to enhance to a ‘Promenade’ level, or be similar to North Carlsbad Boulevard’s ‘Promenade’ design. A community-based design process could define consensus on that.

As supporting data that should be factored in the above 4 requests, the Mayor stated in 2020 that the South Carlsbad Boulevard Realignment would presently cost about \$75 million. This figure appears it maybe a rational estimate, but should be verified. Would South Carlsbad Boulevard Realignment be the most expensive City project ever? The \$75 million Realignment cost is \$5 million more than the City’s Golf Course land acquisition and construction costs. The City Golf Course is 402.8 acres, and is understood to be the most expensive to acquire/build municipal golf course in the USA, and most expensive to-date Carlsbad City project.

Sadly in comparison, South Carlsbad Boulevard Realignment does Not acquire or add any new land. Realignment simply realigns up to 54.5 acres of existing City owned landscaped right-of-way, to then repurpose only 4 - 10.8 acres for possible Park use under the 4 Land Use Alternatives as documented in the City’s 2001 Realignment Study. The \$75 million Realignment cost would thus cost \$7 - 19 million to simply repurpose each acre of existing City right-of-way land for Park use. This cost per acre appears

fiscally imprudent given much better alternatives. In comparison the Mayor stated the alternative 11 acre Ponto Coastal Park that is required to be studied under Carlsbad's Local Coastal Program would only cost \$20-22 million. The \$20-22 million figure also appears a rational estimate given vacant land costs in the area is roughly \$1.5 – 2 million per acre. So it is actually 7 to 9.5 times more cost effective to simply purchase vacant land that actually adds New land and is also required to be studied/considered for Park use. Again, the Relocation proposal's \$7 – 19 million cost per acre is NOT to buy any new land, but simply rearrange existing land the City already owns and is already landscaped and open as part of the roadway median. It seems logical to fully and publicly vet the proposed South Carlsbad Boulevard Realignment Land Use Policies/Map/Costs. The Realignment concept seems fiscally imprudent and a significant squandering of taxpayer resources.

These public comments are not against a much needed Coastal Park for South Carlsbad as there is none and this is vitally needed to provide a Coastal Park for ½ of Carlsbad's citizens and for the thousands of Visitors staying at the thousands of South Carlsbad Resort and hotel rooms. As the Mayor stated this is the most cost effective solution providing MORE NEW parkland at a fraction of the cost of the Realignment. Over 2,500 emails from citizens and visitors have asked the City Council to provide this much needed Ponto Coastal Park.

These public comments are also not against a much needed sidewalk/pedestrian pathway (including a wider than normal pathway) to provide safe (Complete-Livable Streets) pedestrian Coastal Access along South CARLSBAD Boulevard - in fact just the opposite. The public comment #4 specifically asks for a clear, accountable, funded DLCPA Policy that achieves rapid implementation of a sidewalk/pedestrian path/Promenade within the existing South Carlsbad Boulevard right-of-way configuration. This requested LCP Policy would address the critically needed Coastal Access, public safety, and mobility needs along South Carlsbad Boulevard, that has been delayed way too long. Citizens and visitors should not have to wait over 20-years for this much needed Coastal Access and public safety facility for over ½ of Carlsbad's coastline.

Thank you for your consideration,

Lance Schulte

Attachment: City of Carlsbad's CARLSBAD BOULEVARD REALIGNMENT STUDY PHASE II: PRELIMINARY FINANCIAL ANALYSIS, dated October 4, 2001

Carlsbad Golf Course information: <https://www.sandiegouniontribune.com/news/politics/sdut-city-to-pay-off-golf-course-bond-debt-2016jul07-story.html>

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); Erin.Prahler@coastal.ca.gov; ["Ross, Toni@Coastal"](mailto:Ross.Toni@Coastal); cort.hitchens@coastal.ca.gov; ["Lisa Urbach"](mailto:Lisa.Urbach); info@peopleforponto.com; ["Bret Schanzenbach"](mailto:Bret.Schanzenbach); Kathleen@carlsbad.org; [Planning](#); ["McDougall, Paul@HCD"](mailto:McDougall.Paul@HCD); ["Mehmood, Sohab@HCD"](mailto:Mehmood.Sohab@HCD)
Cc: info@peopleforponto.com
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - request for receipt of public comments & documents
Date: Monday, December 21, 2020 12:38:35 PM
Attachments: [image001.png](#)
[Carlsbad LCPA comments for the public record - Surfrider Supports a Ponto Coastal Park.msg](#)
[Carlsbad LCPA comments for the public record - FW prior Citizen presentation of requests data to Carlsbad City Council City Commissions CCC public record regarding Coastal South Carlsbad Park Open Space gaps-deficits LCP requirements .msg](#)
[Carlsbad LCPA comments for the public record - FW 7-19-19 Ponto citizens mtg with City Manager.msg](#)
[Carlsbad LCPA comments for the public record - FW 7-19-19 Ponto citizens mtg with City Manager.msg](#)
[Need an editable copy of the Draft LCPA.msg](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Wednesday, October 30, 2019 2:50 PM

To: jennifer.jesser@carlsbadca.gov

Cc: Melanie Saucier (Melanie.Saucier@carlsbadca.gov); Celia Brewer (Celia.Brewer@carlsbadca.gov); Council Internet Email (CityCouncil@carlsbadca.gov); Cort Hitchens (cort.hitchens@coastal.ca.gov); Erin Prahler (Erin.Prahler@coastal.ca.gov); Gabriel Buhr (gbuhr@coastal.ca.gov); Mike Sebahar (sebbiesixpack@att.net); 'Harry Peacock'; John Gama (Gama.John@scrippshealth.org); 'John Gama'; Chas Wick (chaswick@reagan.com); 'Stacy King'

Subject: LCPA public Comment - request for receipt of public comments & documents

Jenifer:

I am forwarding the attached emails submitted as public comment on the proposed draft LCPA, as I heard you are LCPA project manager. I wanted to get a receipt confirmation of these and this email as LCPA public comments. I am sorry to ask this but on August 27th, as part of People for Ponto I met with Mayor Hall and Councilperson Blackburn and staff Gary Barbario and Debbie Fountain on LCP issues related to the 11-acre Planning Area F site at Ponto that the existing LCP currently designates "Non-residential Reserve" and which the City's LCPA is proposing to mostly change to low-coastal-priority high density residential use. Planning Area F has [since 1996] an LCP requirement to consider and document the need for high-coastal-priority uses prior to changing the existing "Non-residential Reserve" Coastal land use and zoning. Carlsbad's Park Master Plan [pp 87 & 88] shows Ponto and a significant portion of South Coastal Carlsbad is not within the City's adopted Park Service Areas, and that South Carlsbad has no City Parks west of I-5 and v. over 37-acres within 10 City Parks in North Carlsbad. See following copy of the email and image compiled from the City's Park Master Plan that was the genesis of the August 27th meeting.

Beginning of email:

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Monday, July 15, 2019 2:26 PM

To: Andrea Dykes <Andrea.Dykes@carlsbadca.gov>

Cc: People for Ponto <info@peopleforponto.com>

Subject: meetings with Matt Hall and Keith Blackburn

Andi

I hope your week is starting well.

I/we would like to see if we can have meetings with Matt hall and Keith Blackburn. The meetings would be concerning the South Carlsbad Coastal Park gap/deficit/shortfall.

This is an update of data provided earlier by Carlsbad Citizens to the Carlsbad City Council, Planning, and Parks Commissions; and California Coastal Commission regarding the 11-acre Planning Area F site at Ponto and the Carlsbad Local Coastal Program and Carlsbad's Growth Management Program and Local Facilities Management Plan for Zone 9 [Ponto]. For the 11-acre Planning Area F site at Ponto the City of Carlsbad is required by the CA Coastal Act to **"... As part of any future planning effort, the City and Developer must 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."**

Below is an image requested by Carlsbad Councilman Keith Blackburn [*note: correct to reflect the request was from Michael Schumacher*] to show Poinsettia Park's official service area relative to the South Coastal Carlsbad Park gap and deficit. The blue circle(s) show the City's adopted service areas

from the City of Carlsbad Parks Master Plan for each City Park based on the park size and the population surrounding the park. A large circle represents a large park and/or low population surrounding the park. The image below shows all the City Parks (both Community Parks and Special Use Areas in Coastal Carlsbad (except for Aviara Park that is east of Poinsettia Park and west of Alga Norte Park). Data is compiled from City of Carlsbad Parks Master Plan pp 87-88.

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

Thanks Andi, there would likely be only 1-2 citizens attending.
 Thanks again,
 Lance

End of email

I am concerned in that in that August 27th meeting all four refused to discuss the Parks Master Plan and LCP/LCPA related issues, stating they could not discuss these misses due to the North County Advocates lawsuit filed against the City for non-compliance with the City's Growth Management Program. I was confused as to how the City was linking our People for Ponto Parks Master Plan and LCP/LCPA discussion with the Growth Management Plan and North County Advocates Growth Management Plan lawsuit?

Can the City kindly provide an explanation as to why/how the City is linking the Parks Master Plan and LCP/LCPA with the Growth Management Plan and Growth Management Plan lawsuit?

Given the linkage if the City Staff and City Council were prevented from talking about Parks Master Plan and LCP/LCPA due to the Growth Management Plan lawsuit, how can the City proceed to process

the LCPA, and start the Parks Master Plan Update? As a citizen it is very confusing, and am not sure if the attached communications are being considered or can be discussed by City Staff and City Council as part of the LCPA.

As I explained at the August 27th meeting with Mayor Hall and Councilperson Blackburn and staff Gary Barbario and Debbie Fountain People for Ponto is not a part of North County Advocates and their lawsuit against the City. However, both People for Ponto and North County Advocates found similar significant questions regarding compliance with the Growth Management Program Open Space Standard in Local Facility Management Plan Zone 9.

Regarding the LCPA public review process, I also wanted to see if citizens could be provided:

1. an editable version of the LCPA can be provided to facilitate cut/paste of text/images into public comments, and
2. if an editable side-by-side existing LCP text and proposed LCPA text file is available? This would allow citizens a clear understanding of the proposed changes to the existing LCP text and allow citizens to effectively compare and provide comments?

These simple to provide tools would be very helpful to citizens wishing to understand and comment on the proposed Amendments to the current LCP.

Thank you,
Lance Schulte

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: Local Facilities Management Plan - Zone 9
Date: Monday, December 21, 2020 8:57:20 AM
Attachments: [LFMP-9 Open Space Analysis Request.docx](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of

Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

Thanks,
People for Ponto

From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

Hello,

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Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Tuesday, June 19, 2018 12:50 PM
To: matt.hall@carlsbadca.gov
Cc: Jean Camp (jeanscamp@yahoo.com); Mike Sebahar
Subject: FW: Local Facilities Management Plan - Zone 9

Mat:

Sorry for the delay. Here is the email sent to the City Council, Planning & Parks Commissions, City Manager, Planning and Parks Directors, and CCC Staff.

Lance

From: Gama, John A. [mailto:Gama.John@scrippshealth.org]
Sent: Tuesday, December 5, 2017 2:44 PM
To: 'council@carlsbadca.gov'; 'mike.pacheco@carlsbadca.gov'; 'Don.Neu@carlsbadca.gov'; 'manager@carlsbadca.gov'; 'chris.hazeltine@carlsbadca.gov'; 'gbuhr@coastal.ca.gov'; 'Erin.Prahler@coastalca.gov'
Cc: 'jimn8916@gmail.com'; 'billvancleve@prodigy.net'; 'vanzyl.aakc@live.com'; 'tonyruffolo616@gmail.com'; 'chaswick@reagan.com'; 'jeanscamp@yahoo.com'; 'Sebahar Family Email (sebbiesixpack@att.net)'; 'meyers-schulte@sbcglobal.net'; 'Lee Leibenson (lleibenson@waltersmanagement.com)'; 'Gail Norman (gnorman_ca@yahoo.com)'
Subject: Local Facilities Management Plan - Zone 9

Dear Carlsbad City Council, Planning Commission & Planning Staff, and California Coastal Commission Staff,

Please see the attached letter from the San Pacifico Community Association Ponto Beachfront Development Review Committee regarding the Growth Management standard and Local Facilities Management Plan for Zone 9.

Sincerely,

John Gama, Pharm.D.
Citizen Member PBDRC
7358 Seafarer Place
Carlsbad, CA 92011
Phone (858) 722-0496

This e-mail and any files transmitted with it may contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you for your cooperation.

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From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: Ponto Support Emails
Date: Monday, December 21, 2020 10:14:35 AM
Attachments: [2018.10.28 People for Ponto Letters \(183 signed letters\).pdf](#)
[27 Ponto Support Letters.zip](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

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From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

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People for Ponto

From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

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Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: info@peopleforponto.com [<mailto:info@peopleforponto.com>]
Sent: Sunday, October 28, 2018 1:15 PM
To: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov; Erin.Prahler@coastal.ca.gov
Cc: info info
Subject: Ponto Support Emails

Dear City Council and Coastal Commission,

Preserving Open Space and gaining a Coastal Park in the Southwest Quadrant of Carlsbad is a request being made by the citizens and visitors alike – more and more people are asking you to *Develop Ponto Right!*

Attached are **210 letters** all in favor of a Park at Ponto and upholding the Open Space in the Southwest Quadrant over the proposed high density, residential development in Area F. You will also see that people **ARE NOT** in favor of Veteran's Park being used as an alternative.

We ask that you take these requests into account when taking action on the fate of Ponto and our precious land resources. And we ask that these comments be put on record in the official public records for any projects proposed for this land.

The People for Ponto Committee

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: 7-19-19 Ponto citizens mtg with City Manager
Date: Monday, December 21, 2020 12:09:46 PM
Attachments: [Parks Department Mission vision key goals.pdf](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

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Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

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People for Ponto*

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To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

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Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Tuesday, July 23, 2019 9:52 AM
To: Gary Barberio (Gary.Barberio@carlsbadca.gov); Scott Chadwick (Scott.Chadwick@carlsbadca.gov); Kyle.Lancaster@carlsbadca.gov
Cc: debbie.fountain@carlsbadca.gov; 'Harry Peacock'; 'Stacy King'; Chas Wick (chaswick@reagan.com); Mike Sebahar (sebbiesixpack@att.net)
Subject: 7-19-19 Ponto citizens mtg with City Manager

Gary:

You mentioned at our meeting, that Scott did not attend, that City Staff is constraining the Parks Master Plan Update to not consider the 2017-present citizen input on the Coastal South Carlsbad Park Gap; be constrained by existing City Council policy, and only look to update things like if/where we need more pickle ball courts. We asked if the Update would look at updating things like the lack of safely accessible [walking/biking distance] parks for children and elderly in Coastal South Carlsbad and the lack of a Coastal Park for all of South Carlsbad. Constricting the Update to not address these major Parks Master Plan issues does not seem right, and does not address the Coastal South Carlsbad Park gap and Service Area issues that area discussed/documented in the Parks Master Plan [pp 87-88] and the focus of much citizen concern. Unduly constraining the Parks Master Plan Update as you outlined also seems inconsistent with existing City Council policy statements in the City Council adopted Parks & Recreation Vision, Mission and Key Goals; such as:

- strengthening community connectivity and exceptional customer service
- promote community health and wellness
- building a culture that embraces change and continuous improvement.
- Meet the underserved needs of the community
- Build an entrepreneurial focus that supplements city contribution
- staff to deliver world class offerings and exceptional customer service
- Provide opportunities that promote health and wellness and active lifestyles
- Develop a departmental culture that embraces change and promotes continuous improvement

The above Parks Vision, Mission and Key Goals; seem consistent with discussing the South Coastal Park gap, Planning Area F LCP requirements for the City to consider a 'Public Park' at Ponto, and the significant customer requests provided to the City. We could not understand the logic of how the City can update a "Parks Master Plan" without looking at major Parks issues like the South Carlsbad Coastal Park service area and facilities gap seems inappropriate. Can we talk about this? Is this something Staff and/or citizens should take to the City Council?

Again, as we stated at our meeting, our citizens sincerely care about Carlsbad and Carlsbad's future generations.

Thanks,
Lance

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From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: 2019-11-20 letter to Planning Commission - 3 requests.docx
Date: Monday, December 21, 2020 12:51:26 PM
Attachments: [Coastal South Carlsbad-Ponto Park gap-deficit map - LCP issues - requested LCPA process.pdf](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Thursday, December 3, 2020 11:13 AM
To: 'Planning'; 'info@peopleforponto.com'
Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)
Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and

Public Records Requests to the City since 2017 - when Citizens first became aware of Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

Thanks,
People for Ponto

From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Friday, November 22, 2019 8:14 AM
To: jennifer.jesser@carlsbadca.gov; Council Internet Email (CityCouncil@carlsbadca.gov); Cort Hitchens (cort.hitchens@coastal.ca.gov); Gabriel Buhr (gbuhr@coastal.ca.gov); Erin Prahler (Erin.Prahler@coastal.ca.gov)
Cc: Don Neu (Don.Neu@carlsbadca.gov); People for Ponto (info@peopleforponto.com); Mike Sebahar (sebbiesixpack@att.net); jodi marie jones; 'Harry Peacock new'; John Gama

(Gama.John@scrippshealth.org); Gail Norman (GNorman_ca@yahoo.com); 'Stacy King'
Subject: RE: 2019-11-20 letter to Planning Commission - 3 requests.docx

Jennifer & Don:

I apologize, but in my haste to send you the email below following-up on the 11/20/19 Planning Commission meeting on the proposed Draft Local Coastal Program Amendment to the Land Use Plan, I forgot to include the attached data/image/request that was attached to the hand delivered letter from People for Ponto to the Planning Commission on Wed 11/20/19. Can you please confirm that the Planning Commission received the attached with the letter as both were hand delivered to Staff at the meeting on 11/20/19?

The attached is a brief note summarizing one of the prior planning mistakes at Ponto that Don mentioned, and also documents City Park Service Area Gap at Ponto and Coastal South Carlsbad from the City's Park Master Plan that directly relates to the prior planning mistakes at Ponto.

Sorry

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]
Sent: Thursday, November 21, 2019 9:41 AM
To: jennifer.jesser@carlsbadca.gov; Council Internet Email (CityCouncil@carlsbadca.gov); Cort Hitchens (cort.hitchens@coastal.ca.gov); Gabriel Buhr (gbuhr@coastal.ca.gov); Erin Prahler (Erin.Praher@coastal.ca.gov)
Cc: Don Neu (Don.Neu@carlsbadca.gov); People for Ponto (info@peopleforponto.com); Mike Sebahar (sebbiesixpack@att.net); jodi marie jones; 'Harry Peacock new'; John Gama (Gama.John@scrippshealth.org); Gail Norman (GNorman_ca@yahoo.com); 'Stacy King'
Subject: 2019-11-20 letter to Planning Commission - 3 requests.docx

Jennifer:

As promised attached is an electronic copy of the letter hand delivered at the 11-20-19 Planning Commission meeting on the proposed Draft Local Coastal Program Amendment to the Land Use Plan (DLCPA). Providing this to the Planning Commission, and confirmation of including this email and attachment as Public Comment for the DLCPA is appreciated.

We appreciate Don publicly acknowledging that past mistakes (no public disclosure/consideration/documentation of need of in the Current LCP requirements to consider a Public Park and/or low-cost visitor accommodations at Planning Area F) were done in the City's prior Ponto Beachfront Village Vision Plan and General Plan Update process regarding Planning Area F at Ponto.

It has taken People for Ponto Citizens several years to finally get the City's public acknowledgement of these mistakes. Citizens had to use 3 Public Records Requests, numerous meetings with City/CCC staff, and too many presentations and requests to the prior City Council to finally have the Current LCP requirement and past planning mistakes publicly recognized by the City. Don, thank you for finally mentioning the mistakes last night.

As People for Ponto Citizens have repeatedly communicated, these past mistakes fundamentally

flawed the prior planning efforts at Ponto, and we hope the DLCPA process can reset planning at Ponto for this currently designated “Non-residential Reserve” land use in Carlsbad’s Existing LCP to be openly/honestly addressed in a truly Community-based planning process for Ponto that can now also include projected/planned Sea Level Rise impacts on Coastal Land and High-Priority Coastal Land use such as Recreation “(i.e. Public Park)” and Low-Cost Visitor Accommodations (State Campground) as discussed in Carlsbad’s Current LCP requirements for Planning Area F at Ponto.

Jennifer I noticed some statements last night that did not seem fully accurate given my understanding of the CA Coastal Act, LCP requirements/processes. Is there a method you would like me to use to bring those concerns up and get a documented reply, or should official Public Comments be the preferred method to bring up and get answers to these issues?

Please know People for Ponto are Carlsbad and other North County Citizens, and visitors concerned about the our Coast and Coastal future. The last remaining vacant Coastal land presents the only opportunities to provide High-Coastal-Priority Recreation and Visitor facilities to address future generational needs and the endless forever increase in regional population growth and visitor demand.

Thank you again,
Lance Schulte

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: 2020-2021 FY Budget Hearing 2 June 2020
Date: Tuesday, December 22, 2020 6:50:52 AM

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F), and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

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From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Thursday, December 3, 2020 11:13 AM
To: 'Planning'; 'info@peopleforponto.com'
Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)
Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of

Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Harry Peacock [<mailto:hrpeacock41@gmail.com>]
Sent: Thursday, May 28, 2020 5:33 PM
To: CityCouncil@carlsbadca.gov
Cc: Chas Wick; Jodi Marie Jones; Lance Schulte; Mike Sebahar; Scott Chadwick
Subject: 2020-2021 FY Budget Hearing 2 June 2020

In your upcoming budget hearing on June 2nd you will be getting transmitted

testimony from People for Ponto urging the members of the Council to take formal action when adopting the 2020-2021 budget to set aside funds for the acquisition of the current Ponto Planning Area F site to finally fulfill the City's obligation under the Growth Management Plan to provide three acres of park property per 1,000 city residents.

The City acknowledges that a shortfall of 6.5 acres remains to be addressed to fulfill this obligation to the Ponto area and its surrounding neighborhoods to the north and east.

This budget should address both short-term Covid-19 impacts, and both the near and longer-term investments needed for Economic Recovery and Revitalization.

The quality of the Carlsbad coastline, existing Northern Coastal Parks and open spaces are continually rated by Carlsbad's citizens and businesses as the critical foundation of our quality of life and economic vitality which relies heavily on the hospitality industry. A Coastal Park at Ponto is a critically needed investment. As such it represents the last opportunity for the City to make an investment for Carlsbad's long-term sustainability. South Carlsbad citizens, visitors, and the hospitality Industry have no Southern Coastal Park. Ponto is the only remaining place to provide the needed investment for both residents and visitors and at the same time advance economic recovery and revitalization of South Carlsbad's significant hospitality industry. As you know and the Carlsbad Visitors Bureau has noted over and over coastal recreation is the #1 attraction for visitors even more popular than Lego Land

As you know by now a significant number of citizens have submitted testimony to this desire at both the FY 2019-20 Budget Public Input Report (notwithstanding the dilution of specific citizen input provided at both the March 4, 2019 and 2020 Workshops).

Citizen input on the need for a Ponto Park was the #1 specific place need and desire citizens mentioned in the Public Input process. More than 85 specific citizen comments on Ponto area park needs and over 90% of citizen's polled requested that Council budget to address this need. These comments specifically addressed how they would like their (Park) tax dollars budgeted. Additionally, some 2,500 similar public input emails and petitions have been submitted as public comments on Carlsbad's current Draft Local Coastal Program Amendment and Parks Master Plan Update speaking to the need for a Ponto Coastal Park.

I have been told that the members of the Council know that the 11-acre Ponto Planning Area F site is for sale. This site is similar in size and shape to Holiday Park. The site would provide a perfect opportunity for a Coastal site for similar multipurpose community functions. Carlsbad's Local Coastal Program (and thus General Plan and Zoning Code) require the City to first consider and document the need for a "Public Park" before any land use can be planned for the Planning Area F site.

The Park Master Plan already documents the need for a Ponto "Public Park", showing

the area as “unserved” by City Parks and an area of Park “inequity” correlating well with Citizen input.

The City has also informally received offers of potential donations, or cost-saving collaborations from Carlsbad citizens and non-profits to advance the much-needed Ponto Coastal Park. I have been told that, to date, the City disappointingly has not replied to these special opportunities.

I have also noted that a recent report on the City’s investments of funds shows the City has deposits and investments in excess of \$750,000,000. To me that means that money is not the issue, its what the priority for spending funds is to address the needs and desires of the citizens of the City and the promises made by the City in the past which it now recognizes it has failed to live up to.

Therefore, it is my hope that the City will reserve \$11,000,000 for a Ponto Coastal Park in the upcoming year’s budget and initiate contact with the current owner of Planning Area F site regarding its purchase.

Respectfully,

Harry Peacock
7434 Sundial Place

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); Erin.Prahler@coastal.ca.gov; ["Ross.Toni@Coastal"](mailto:Ross.Toni@Coastal); cort.hitchens@coastal.ca.gov; ["Lisa Urbach"](mailto:Lisa.Urbach); info@peopleforponto.com; ["Bret Schanzenbach"](mailto:Bret.Schanzenbach); Kathleen@carlsbad.org; [Planning](#); ["McDougall.Paul@HCD"](mailto:McDougall.Paul@HCD); ["Mehmood.Sohab@HCD"](mailto:Mehmood.Sohab@HCD)
Cc: info@peopleforponto.com
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: Community input for Veterans Park and SW Quadrant Park deficit
Date: Monday, December 21, 2020 12:06:27 PM
Attachments: [Concerns and Requests emailed to Carlsbad CC-PC-PC CCC as of 8-17-18.pdf](#)
Importance: High

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

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Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

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Thanks,
People for Ponto

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To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

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Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Thursday, April 25, 2019 8:11 AM
To: Scott Chadwick (Scott.Chadwick@carlsbadca.gov); barbara.kennedy@carlsbadca.gov; debbie.fountain@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov
Cc: 'jodi marie jones'; 'Stacy King'; 'Mike Sebahar'; 'Gail Norman'; 'Chas Wick'; 'Harry Peacock'; 'Owen

Rassman'; 'Erin Prahler'; 'Gabriel Buhr'; 'Hitchens, Cort@Coastal'; Scott Chadwick (Scott.Chadwick@carlsbadca.gov); Jean Camp (kinaincarlsbad@gmail.com)
Subject: RE: Community input for Veterans Park and SW Quadrant Park deficit
Importance: High

Scott:

I hope all is well with you, and Thank You for having a regular meetings with People for Ponto. A willingness to engage in open communication is the key to forging sound solutions. The attached communications (staring in 2017) from a polling of community members, was addressed to the City Council, Planning and Parks Commissions and various key City staff working on the Ponto, Parks, Veterans Park; and LCP, Growth Management and Parks Master Plan Update processes. The over 900 emails to the City that also reference these issues.

We would like documented confirmation when this citizen and community input was sent to the City Council, Planning and parks Commissions, and when it was input into the public record of public input for Ponto, Parks, Veterans Park; and LCP, Growth Management and Parks Master Plan Update processes.

Thanks.
Lance

PS: Following are notes to City Staff on these issues. The response or non-response to our inquiries was confusing, so our questions are included in this email so they are on the same page and to facilitate open and clear communication. Please know we are not trying to pick on anyone on Staff, but just want to know when the citizen communications were provided to those addressed and to those relevant City projects/processes to document this public input.

Barb:

We have still not received a reply to the questions of our prior emails. We will be getting back to the growing number of People for Ponto citizens on the status of their input submitted to the City on the Veterans Park, Park and Open Space deficits in Coastal South Carlsbad. In your role as Veterans Park Project Manager we would like confirmation from the City that the above citizen input and over 900 emails on Veterans Park are being considered and is a part of the official public record. If it is not a part of the official public record, we would like to know why so we can communicate that back to citizens and the community.

Kyle:

When Mike and I spoke at the 3/19/19 Carlsbad Parks Commission meeting asking if the Parks Commission received the above citizen communication addressed to the Parks Commission and the over 900 emails on Parks issues. The Parks Commission did not seem aware of the citizen communication to them, but said you would get back to Mike and I on if/when those communications were provided by staff to the Parks Commission. Like with Barb above, we are trying to get information on the status of citizen concerns addressed to the Parks Commission on the Parks and Open Space deficits in Coastal South Carlsbad. Can you please let us know if/when these citizens communications were provided to the Parks Commission, and if the issues are being scheduled for

any upcoming Park Commission meetings?

Debbie:

As Barb referenced your city coordinative role, can you let us know if/when the Planning Commission was provided the attached communications addressed to them, the over 900 emails, and the prior public hearing presentations made to the City Council; and if said communications are a part of the official record as these address the Growth Management Program Update issues relative to the Growth Management Open Space Standard deficit in LFMP-9, Coastal South Carlsbad Park deficits, and City policy and ordinance requirements. Like our questions to Barb and Kyle, we want to know the documented status so we can let citizens know the status of their input.

Barb, Kyle, and Debbie:

Please know we are not picking on you or making any inferences, but simply want to know in a documented way if/when citizen communications to City Staff, and City Commissions (made up of citizens) was received and how it is being considered, and if/how citizens will be invited to participate in the discussions/decision processes relevant to citizen concerns.

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]
Sent: Thursday, March 21, 2019 10:54 AM
To: 'Barbara Kennedy'; debbie.fountain@carlsbadca.gov
Cc: 'jodi marie jones'; 'Stacy King'; 'Mike Sebahar'; 'Gail Norman'; 'Chas Wick'; 'Harry Peacock'; 'Owen Rassman'; 'Erin Prahrer'; 'Gabriel Buhr'; 'Hitchens, Cort@Coastal'
Subject: RE: Community input for Veterans Park and SW Quadrant Park deficit

Barb:

Thanks. We may have further communication. But this did not answer our basic questions. Did you as Veterans Park PM receive from Debbie our 2017 to present communications [including 900 emails] regarding Veteran Park and community concerns about Veterans Park? If you did receive them when did you receive them? Are they part of the Public Record for Veterans Park?

I have included Debbie in the this email, if she is the spokesperson for you.

Thanks,

Lance

From: Barbara Kennedy [mailto:Barbara.Kennedy@carlsbadca.gov]
Sent: Thursday, March 21, 2019 8:05 AM
To: Lance Schulte
Cc: jodi marie jones; 'Stacy King'; Mike Sebahar; 'Gail Norman'; Chas Wick; Harry Peacock; Owen Rassman; Erin Prahrer; Gabriel Buhr; Hitchens, Cort@Coastal
Subject: RE: Community input for Veterans Park and SW Quadrant Park deficit

Hi Lance-

Thank you for your email. Per the attached letter dated June 11, 2018, staff has been advised that Debbie Fountain will be the city's single point of contact for the growth management program as related to proposed private development in the Ponto area. Please contact Debbie Fountain at

Debbie.fountain@carlsbadca.gov

Best regards-

Barb



Barbara Kennedy, Park Planner
Parks & Recreation Administration
799 Pine Ave., Ste. 200
Carlsbad, CA 92008
www.carlsbadca.gov

office 760-434-2974 | fax 760-434-5088 | barbara.kennedy@carlsbadca.gov

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]

Sent: Tuesday, March 19, 2019 12:41 PM

To: Barbara Kennedy <Barbara.Kennedy@carlsbadca.gov>

Cc: jodi marie jones <jodimariejones@hotmail.com>; 'Stacy King' <stacy.king.us@gmail.com>; Mike Sebahar <sebbiesixpack@att.net>; 'Gail Norman' <gnorman_ca@yahoo.com>; Chas Wick <chaswick@reagan.com>; Harry Peacock <bhpeacock@att.net>; Owen Rassman <owen@rassman.com>; Erin Prahler <Erin.Prahler@coastal.ca.gov>; Gabriel Buhr <gbuhr@coastal.ca.gov>; Hitchens, Cort@Coastal <cort.hitchens@coastal.ca.gov>

Subject: Community input for Veterans Park and SW Quadrant Park deficit

Barbra:

I hope all is well with you. Sorry I missed the first Veterans Park community input meeting due to travels. I understand there will be additional Veterans Park community meetings. If so do you know the dates/times/locations and can you let me know them?

We have gathered a lot of community input and desires concerning the 6.6 park deficit in the SW Quadrant since 2012 and the LCP requirements for Planning Area F to consider a Public Park at Ponto, that would effectively solve that deficit and also provide the only Coastal Park for South Carlsbad by filling a critical 4-6 mile Coastal Park gap for South Carlsbad and the North San Diego County Coastal region. A Ponto Coastal Park would also 'double-count' to also address the documented 30-acre Growth Management Program Open Space Standard deficit along the Coast at Ponto.

Attached are communications of community input into these Veterans Park and SW and SE Quadrant parks issues that we would like included in the public record and made part of the public discussion of Veterans Park planning and resources. The most relevant are items #1,2,3,4 and 7. We have also gathered over 900 emails that have been submitted to the City Council on these issues that should be a part of the public record for Veterans Park community input. Have you seen them

and are they a part of the public record and discussion? We have also made several presentations to the City Council on these issues that we would like to confirm are part of the Veterans Park public record and discussion.

I and/or our community am available to meet with you to provide any additional data/background and discuss community concerns. Let me know. It would be good to see you.

Lace

M=760.805.3525

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: DLCPA Public Comments from BLF
Date: Tuesday, December 22, 2020 6:17:50 AM
Attachments: [Ltr - FINAL SIGNED Ponto Opportunity 2019-04-5 .pdf](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of

Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Friday, January 31, 2020 8:04 AM
To: 'Matthew Hall'; 'Council Internet Email'; 'Scott Chadwick'; 'Kyle Lancaster'; 'lisa.urbach@parks.ca.gov'; 'Kathleen@carlsbad.org'; 'Mike Pacheco'; 'gbuhr@coastal.ca.gov'; 'cort.hitchens@coastal.ca.gov'; 'Erin.Prahler@coastal.ca.gov'; 'Don Neu'; 'Gary Barberio'; 'info@peopleforponto.com'; 'Jeff Murphy'; 'jennifer.jesser@carlsbadca.gov'
Cc: Fred Sandquist (sandquist2@earthlink.net); David Hill (dashill4551@gmail.com)
Subject: DLCPA Public Comments from BLF

We request an email reply confirming that the attached letter will be included as Public Comments in proposed Draft LCPA for Ponto.

Thank you,

Lance Schulte
BLF Board Member

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); Erin.Prahler@coastal.ca.gov; ["Ross.Toni@Coastal"](mailto:Ross.Toni@Coastal.ca.gov); cort.hitchens@coastal.ca.gov; ["Lisa Urbach"](mailto:Lisa.Urbach); info@peopleforponto.com; ["Bret Schanzenbach"](mailto:Bret.Schanzenbach); Kathleen@carlsbad.org; [Planning](#); ["McDougall.Paul@HCD"](mailto:McDougall.Paul@HCD); ["Mehmood.Sohab@HCD"](mailto:Mehmood.Sohab@HCD)
Cc: info@peopleforponto.com
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - Low-cost Visitor Accommodations
Date: Monday, December 21, 2020 12:59:36 PM
Attachments: [Carlsbad 2019 proposed Draft LCP Amendment - Public Comments - Low-cost Visitor Accommodations.pdf](#)
Importance: High

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and

attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

PS: the following email/attachment has important LCPA Data and Public Comments – Low-cost Visitor Accommodations need/supply in Carlsbad

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Friday, November 22, 2019 7:43 PM
To: 'Jennifer Jesser'

Cc: 'Melanie Saucier'; 'Celia Brewer'; 'Council Internet Email'; 'Cort Hitchens'; 'Erin Prahler'; 'Gabriel Buhr'; 'Mike Sebahar'; 'Harry Peacock'; 'John Gama'; 'John Gama'; 'Chas Wick'; 'Stacy King'; 'Don Neu'; 'Nika Richardson'; 'WILLIAM VAN CLEVE'; 'Jim Nardi'; 'Lisa Urbach'; Fred Sandquist (sandquist2@earthlink.net); David Hill (dashill4551@gmail.com); Laura Walsh (lauraw@surfridersd.org); 'David Hill'
Subject: LCPA public Comment - Low-cost Visitor Accommodations

Jennifer:

Attached please find Public Comments on the proposed Draft Local Coastal Program Amendment (DLCPA) to the Land Use Plan regarding Low-Cost Visitor Accommodations.

As provided in other Public Comments and expressed by several citizens at the 11-20-19 Planning Commission meeting, I along with others kindly request:

1. a publicly accessible “Redline” version of the Existing 2016 Local Coastal Program (LCP) showing the City’s proposed Draft disposition of the current Existing LCP Land Use Plan, policies and data. Without a “Redline” trying to understand the proposed Draft changes is very difficult,
2. true Citizen-based public Workshops on the Coastal Act goals-policies and LCP issues focused on the limited amount of key vacant (and soon to be vacant) Coastal lands in Carlsbad – such as Ponto, and
3. A 6-month extension of time review and provide informed public comments on the Redline LCP and DLCPA, and to provide time to conduct the aforementioned Workshops.

We are still working to try to review the LCP and DLCPA documents and provide public comments on the Coastal Recreation

Thank you for including and responding to these DLCPA Public Comments and questions.
Lance Schulte

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - request for receipt of public comments & documents
Date: Monday, December 21, 2020 12:42:50 PM
Attachments: [image002.png](#)
[2019 LCPA Public Comments and requests regarding Planning Area F & Public Records Requests 2017-260 261 and 262.pdf](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

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From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and

attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

Thanks,
People for Ponto

From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

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Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, November 14, 2019 9:13 AM

To: 'Jennifer Jesser'

Cc: 'Melanie Saucier'; 'Celia Brewer'; 'Council Internet Email'; 'Cort Hitchens'; 'Erin Prahler'; 'Gabriel Buhr'; 'Mike Sebahar'; 'Harry Peacock'; 'John Gama'; 'John Gama'; 'Chas Wick'; 'Stacy King'; 'Don Neu'; 'Nika Richardson'; 'WILLIAM VAN CLEVE'; 'Jim Nardi'; Lisa Urbach (lisa.urbach@parks.ca.gov)

Subject: RE: LCPA public Comment - request for receipt of public comments & documents

Jenifer:

I would like to include this email and the attached document as part of the LCPA Public Comments and Requests related to Official Carlsbad Public Records Requests and maintain the Existing Carlsbad LCP land use designation of “Non-residential Reserve” on Planning Area F until a truly comprehensive and Community-based planning process can determine the Forever “High-Coastal-Priority” land use needs at Ponto, South Coastal Carlsbad, and to assure no overconcentration of “High/Low-Coastal-Priority” land uses.

The proposed LUP defines the forever/buildout Coastal land use for Carlsbad, and as documented the prior Ponto planning processes (Ponto Beachfront Village Vision Plan [PBVVP] and the General Plan Update that is based on PBVVP) were both fundamentally flawed by not disclosing to Citizens and the San Pacifico Community Association about the Existing Carlsbad LCP requirements for Planning Area F and inviting public participation and discussion of the Existing Carlsbad LCP requirements for Planning Area F. The proposed LUP’s reliance on the fundamentally flawed prior planning (PBVVP and General Plan Update) at Ponto is inappropriate. These fundamental flaws in planning process and public participation cannot be remedied by simply a Staff Report discussion.

It seem logical that these fundamental flaws in the PBVVP, General Plan Update, and the LUP (which is based on the PBVVP and General Plan Update) are best corrected by maintaining the Existing LCP for Planning Area F and possibly leaving the entire Ponto Area as an Area of Deferred Certification until a truly comprehensive Community-based Planning process for Ponto can be completed. This is a reasonable and logical approach as the vacant Coastal land at Ponto is some of the last remaining significant sized vacant Coastal in all North San Diego County and is the in the center of a 6-mile regional Coastal Park Gap with no Coastal Park. This logic is further amplified by the impacts of Sea Level Rise on “High-Coastal Priority” land uses at Ponto and Coastal South Carlsbad, and the CA Coastal Act policy to reserve Upland Areas for “High-Coastal Priority” land uses.

Confirmation receipt, and any staff response is appreciated.

Thanks,
Lance

From: Jennifer Jesser [mailto:Jennifer.Jesser@carlsbadca.gov]
Sent: Thursday, October 31, 2019 4:07 PM
To: Lance Schulte
Cc: Melanie Saucier; Celia Brewer; Council Internet Email; 'Cort Hitchens'; 'Erin Prahler'; 'Gabriel Buhr'; 'Mike Sebahar'; 'Harry Peacock'; 'John Gama'; 'John Gama'; 'Chas Wick'; 'Stacy King'; Don Neu; Nika Richardson; WILLIAM VAN CLEVE; Jim Nardi
Subject: RE: LCPA public Comment - request for receipt of public comments & documents

Hi Lance.

Yes, I will include your email below in the LCP update comments.

Best regards,
Jennifer



Jennifer Jesser

Senior Planner
Community and Economic Development Department
Planning Division
1635 Faraday Ave.
Carlsbad, CA 92008
www.carlsbadca.gov

760-602-4637 | jennifer.jesser@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Thursday, October 31, 2019 4:04 PM
To: Jennifer Jesser <Jennifer.Jesser@carlsbadca.gov>
Cc: Melanie Saucier <Melanie.Saucier@carlsbadca.gov>; Celia Brewer <Celia.Brewer@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; 'Cort Hitchens' <cort.hitchens@coastal.ca.gov>; 'Erin Prahler' <Erin.Prahler@coastal.ca.gov>; 'Gabriel Buhr' <gbuhr@coastal.ca.gov>; 'Mike Sebahar' <sebbiesixpack@att.net>; 'Harry Peacock' <hrpeacock41@gmail.com>; 'John Gama' <GamaJohn@scrippshealth.org>; 'John Gama' <johngama99@gmail.com>; 'Chas Wick' <chaswick@reagan.com>; 'Stacy King' <stacy.king.us@gmail.com>; Don Neu <Don.Neu@carlsbadca.gov>; Nika Richardson <richardson@waltersmanagement.com>; WILLIAM VAN CLEVE <billvancleve@prodigy.net>; Jim Nardi <jtnardi1@msn.com>
Subject: RE: LCPA public Comment - request for receipt of public comments & documents

Jennifer:

Thank you. I sincerely appreciate the opportunity you are providing to communicate and coordinate on these important issues. Can this email please be included in LCPA Public Comments due to the information below?

For your staff analysis of “lower-cost recreation and visitor accommodations in the Ponto area” would you like images of our Ponto (San Pacifico Community Association) kids setting up play areas and playing in our streets due to lack of recreation playfields in Ponto? As you know from prior citizen comments, we have conducted several surveys of our San Pacifico Community Association that comprises the bulk of Ponto and over 90% of these Carlsbad Citizens have repeatedly said we need a

Ponto Coastal Park at Planning Area F as part of the Planning Area F's current LCP requirements. Do you have and acknowledge that San Pacifico Community Association community survey data collected by People for Ponto?

The City's Parks Master Plan's adopted Park Service Area maps also clearly shows the City's Park Service Area gap at Ponto and Coastal South Carlsbad.

As you know the City approved and developed land use at Ponto (west of I-5 & south of Poinsettia Lane) includes 947 home (with a population of 2,233) plus several commercial developments (Ralph Center and Cape Rey Resort). Based on the City's minimum park standard [3-acres per 1,000 population + commercial land use park needs], this land use should have provided a minimum of 6.7 acre City Park. As noted below People for Ponto/Carlsbad citizens provided in a 7/24/18 PowerPoint presentation to the City Council meeting [council meeting 7/24/18 Agenda Item 19] on "Carlsbad Parks Update" on one (1) slide with this information and questions:

"Ponto's Carlsbad Park In-Lieu Fees & Coastal Parks & Quality of Life Results

- 947 homes (2,233 pop.) w. of I-5 & s. of Poinsettia Lane
- City's minimum Park standard requires 6.7 acres of Park
- Homeowners paid City taxes & park-in-lieu-fees to buy & build 6.7 acres of City Park, but No Park in area.
- Taxes/fees didn't increase any Park acreage.
- Nearest Park 2.3 miles across I-5. The Veteran's Park 'solution' over 5-miles away & basically inaccessible.
- Over 90% of Community surveyed wants a Park in Ponto
- Why no Ponto Park? Ponto fees paid for it, Community wants it, and proposed Park solutions don't really work?"

Hopefully, Staff's Ponto Park needs analysis will consider this data and community input. If there are other data questions or data points that would be helpful in staff's analysis please let us know.

Again. Thank you for communicating.

Lance

From: Jennifer Jesser [<mailto:Jennifer.Jesser@carlsbadca.gov>]

Sent: Thursday, October 31, 2019 1:18 PM

To: Lance Schulte

Cc: Melanie Saucier; Celia Brewer; Council Internet Email; 'Cort Hitchens'; 'Erin Prahler'; 'Gabriel Buhr'; 'Mike Sebahar'; 'Harry Peacock'; 'John Gama'; 'John Gama'; 'Chas Wick'; 'Stacy King'; Don Neu

Subject: RE: LCPA public Comment - request for receipt of public comments & documents

Lance,

All comments on the LCP update will be included with the staff reports to Planning Commission and City Council; the application to CCC will include copies of the city staff reports and attachments. Public hearings with the Planning Commission and City Council are anticipated to be scheduled in early 2020.

Regarding concerns about recreation uses in the Ponto area, the staff reports will include an analysis of the need for lower-cost recreation and visitor accommodations in the Ponto area.

Regards,
Jennifer



Jennifer Jesser

Senior Planner
Community and Economic Development Department
Planning Division
1635 Faraday Ave.
Carlsbad, CA 92008
www.carlsbadca.gov

760-602-4637 | jennifer.jesser@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Thursday, October 31, 2019 11:15 AM
To: Jennifer Jesser <Jennifer.Jesser@carlsbadca.gov>
Cc: Melanie Saucier <Melanie.Saucier@carlsbadca.gov>; Celia Brewer <Celia.Brewer@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; 'Cort Hitchens' <cort.hitchens@coastal.ca.gov>; 'Erin Prahler' <Erin.Prahler@coastal.ca.gov>; 'Gabriel Buhr' <gbuhr@coastal.ca.gov>; 'Mike Sebahar' <sebbiesixpack@att.net>; 'Harry Peacock' <hrpeacock41@gmail.com>; 'John Gama' <GamaJohn@scrippshealth.org>; 'John Gama' <johngama99@gmail.com>; 'Chas Wick' <chaswick@reagan.com>; 'Stacy King' <stacy.king.us@gmail.com>; Don Neu <Don.Neu@carlsbadca.gov>
Subject: RE: LCPA public Comment - request for receipt of public comments & documents

Jenifer:

Thank you for your confirmation. May I ask how those comments will be referenced, accounted for and discussed during the Public Review period at both City and CCC processes?

The growing concerned citizens and coastal visitors would like to know how and when their

comments will be considered, discussed and responded to by City Staff, the Planning and Parks Commissions and City Council. Knowing these processes early, with adequate time to clear work/travel schedules, will allow citizens and the public to participate in the processes. They have asked us, so what is the City doing with our comments, what/when is the process for our comments to be considered, when are those processes scheduled, etc.? Any information you can provide regarding that would be appreciated.

Thanks,
Lance

From: Jennifer Jesser [<mailto:Jennifer.Jesser@carlsbadca.gov>]
Sent: Thursday, October 31, 2019 9:16 AM
To: Lance Schulte
Cc: Melanie Saucier; Celia Brewer; Council Internet Email; Cort Hitchens; Erin Praher; Gabriel Buhr; Mike Sebahar; 'Harry Peacock'; John Gama; 'John Gama'; Chas Wick; 'Stacy King'; Don Neu
Subject: RE: LCPA public Comment - request for receipt of public comments & documents

Hi Lance,

I received your email and will include the comments you forwarded as part of the comments on the draft LCP update.

Best regards,



Jennifer Jesser
Senior Planner
Community and Economic Development Department
Planning Division
1635 Faraday Ave.
Carlsbad, CA 92008
www.carlsbadca.gov

760-602-4637 | jennifer.jesser@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Wednesday, October 30, 2019 2:50 PM
To: Jennifer Jesser <Jennifer.Jesser@carlsbadca.gov>
Cc: Melanie Saucier <Melanie.Saucier@carlsbadca.gov>; Celia Brewer

<Celia.Brewer@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Cort Hitchens <cort.hitchens@coastal.ca.gov>; Erin Prahler <Erin.Prahler@coastal.ca.gov>; Gabriel Buhr <gbuhr@coastal.ca.gov>; Mike Sebahar <sebbiesixpack@att.net>; 'Harry Peacock' <hrpeacock41@gmail.com>; John Gama <Gama.John@scrippshealth.org>; 'John Gama' <johngama99@gmail.com>; Chas Wick <chaswick@reagan.com>; 'Stacy King' <stacy.king.us@gmail.com>

Subject: LCPA public Comment - request for receipt of public comments & documents

Jenifer:

I am forwarding the attached emails submitted as public comment on the proposed draft LCPA, as I heard you are LCPA project manager. I wanted to get a receipt confirmation of these and this email as LCPA public comments. I am sorry to ask this but on August 27th, as part of People for Ponto I met with Mayor Hall and Councilperson Blackburn and staff Gary Barbario and Debbie Fountain on LCP issues related to the 11-acre Planning Area F site at Ponto that the existing LCP currently designates "Non-residential Reserve" and which the City's LCPA is proposing to mostly change to low-coastal-priority high density residential use. Planning Area F has [since 1996] an LCP requirement to consider and document the need for high-coastal-priority uses prior to changing the existing "Non-residential Reserve" Coastal land use and zoning. Carlsbad's Park Master Plan [pp 87 & 88] shows Ponto and a significant portion of South Coastal Carlsbad is not within the City's adopted Park Service Areas, and that South Carlsbad has no City Parks west of I-5 and v. over 37-acres within 10 City Parks in North Carlsbad. See following copy of the email and image compiled from the City's Park Master Plan that was the genesis of the August 27th meeting.

Beginning of email:

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Monday, July 15, 2019 2:26 PM

To: Andrea Dykes <Andrea.Dykes@carlsbadca.gov>

Cc: People for Ponto <info@peopleforponto.com>

Subject: meetings with Matt Hall and Keith Blackburn

Andi

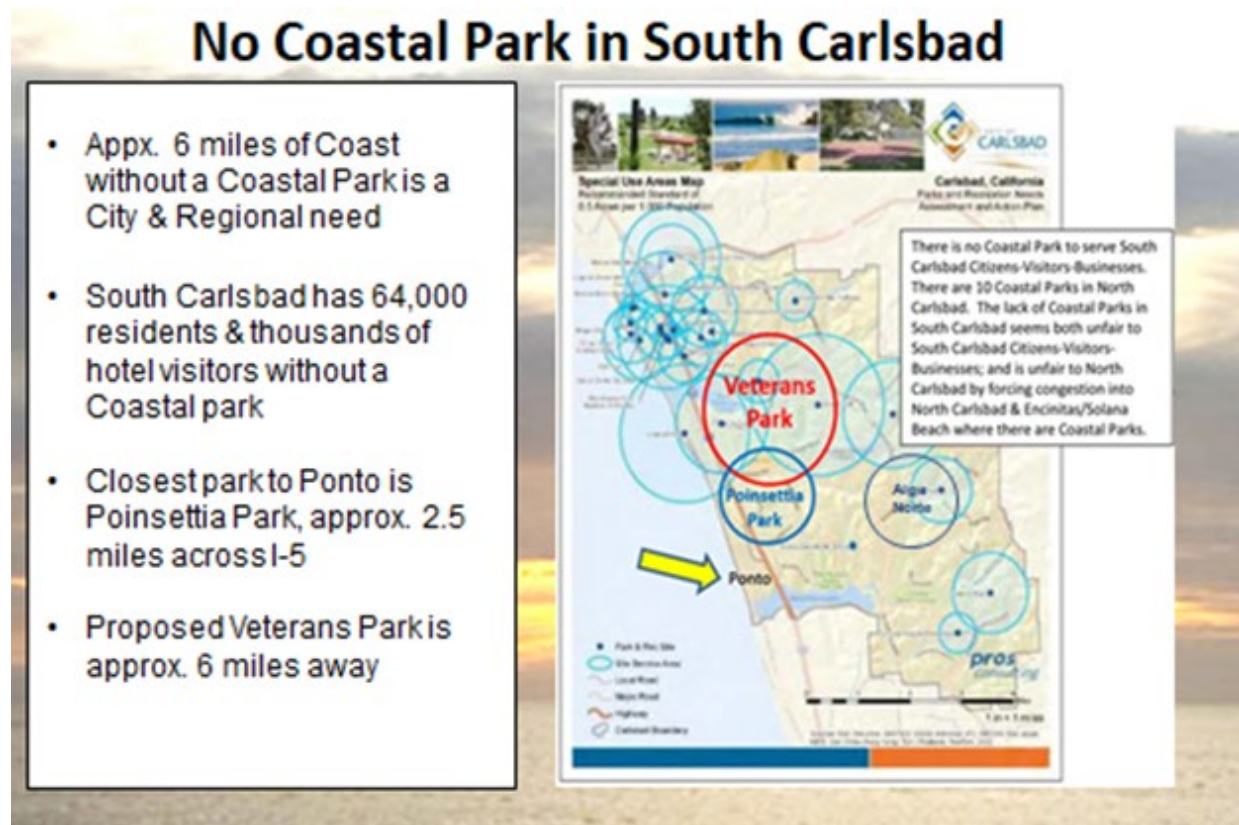
I hope your week is starting well.

I/we would like to see if we can have meetings with Matt hall and Keith Blackburn. The meetings would be concerning the South Carlsbad Coastal Park gap/deficit/shortfall.

This is an update of data provided earlier by Carlsbad Citizens to the Carlsbad City Council, Planning, and Parks Commissions; and California Coastal Commission regarding the 11-acre Planning Area F site at Ponto and the Carlsbad Local Coastal Program and Carlsbad's Growth Management Program and Local Facilities Management Plan for Zone 9 [Ponto]. For the 11-acre Planning Area F site at Ponto the City of Carlsbad is required by the CA Coastal Act to **"... As part of any future planning effort, the City and Developer must 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."**

Below is an image requested by Carlsbad Councilman Keith Blackburn [*note: correct to reflect the*

request was from Michael Schumacher] to show Poinsettia Park’s official service area relative to the South Coastal Carlsbad Park gap and deficit. The blue circle(s) show the City’s adopted service areas from the City of Carlsbad Parks Master Plan for each City Park based on the park size and the population surrounding the park. A large circle represents a large park and/or low population surrounding the park. The image below shows all the City Parks (both Community Parks and Special Use Areas in Coastal Carlsbad (except for Aviara Park that is east of Poinsettia Park and west of Alga Norte Park). Data is compiled from City of Carlsbad Parks Master Plan pp 87-88.



Thanks Andi, there would likely be only 1-2 citizens attending.
 Thanks again,
 Lance

End of email

I am concerned in that in that August 27th meeting all four refused to discuss the Parks Master Plan and LCP/LCPA related issues, stating they could not discuss these misses due to the North County Advocates lawsuit filed against the City for non-compliance with the City’s Growth Management Program. I was confused as to how the City was linking our People for Ponto Parks Master Plan and LCP/LCPA discussion with the Growth Management Plan and North County Advocates Growth Management Plan lawsuit?

Can the City kindly provide an explanation as to why/how the City is linking the Parks Master Plan and LCP/LCPA with the Growth Management Plan and Growth Management Plan lawsuit?

Given the linkage if the City Staff and City Council were prevented from talking about Parks Master Plan and LCP/LCPA due to the Growth Management Plan lawsuit, how can the City proceed to process the LCPA, and start the Parks Master Plan Update? As a citizen it is very confusing, and am not sure if the attached communications are being considered or can be discussed by City Staff and City Council as part of the LCPA.

As I explained at the August 27th meeting with Mayor Hall and Councilperson Blackburn and staff Gary Barbario and Debbie Fountain People for Ponto is not a part of North County Advocates and their lawsuit against the City. However, both People for Ponto and North County Advocates found similar significant questions regarding compliance with the Growth Management Program Open Space Standard in Local Facility Management Plan Zone 9.

Regarding the LCPA public review process, I also wanted to see if citizens could be provided:

1. an editable version of the LCPA can be provided to facilitate cut/paste of text/images into public comments, and
2. if an editable side-by-side existing LCP text and proposed LCPA text file is available? This would allow citizens a clear understanding of the proposed changes to the existing LCP text and allow citizens to effectively compare and provide comments?

These simple to provide tools would be very helpful to citizens wishing to understand and comment on the proposed Amendments to the current LCP.

Thank you,
Lance Schulte

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: NICE ponto video - for City Budget and DLCPA public comments
Date: Tuesday, December 22, 2020 6:32:52 AM

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F), and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of

Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Wednesday, April 22, 2020 8:00 AM
To: Council Internet Email (CityCouncil@carlsbadca.gov); Erin Prahler (Erin.Prahler@coastal.ca.gov); Cort Hitchens (cort.hitchens@coastal.ca.gov); Gabriel Buhr (gbuhr@coastal.ca.gov); Scott Chadwick (Scott.Chadwick@carlsbadca.gov)
Cc: Laura Walsh (lauraw@surfridersd.org); Lisa Urbach (lisa.urbach@parks.ca.gov); Fred Sandquist (sandquist2@earthlink.net); People for Ponto (info@peopleforponto.com)
Subject: NICE ponto video - for City Budget and DLCPA public comments

Dear City Council and CA Coastal Commission:

Here is a link to a drone video of Ponto that shows how special this last bit of vacant Unplanned Coastal land is and also a look at the amount of surrounding development (with its citizen and visitor populations) that needs a Coastal Park to access and enjoy the Coast.

<https://www.facebook.com/mregibson/videos/10157119027568365/>

As has been mentioned many times by citizens, and documented in the City's Parks Master Plan there is no Coastal Park west of I-5 in all South Carlsbad v. 10 such City Parks in North Carlsbad (these 10 total about 37-acres). The City identifies this City "park inequity" that is "unserved" regarding parks. Regionally, there is a 6-mile Coastal Park gap that is centered around Ponto. Ponto is the last significant vacant Coastal land to provide a needed Coastal Park for South Carlsbad and regionally.

Many Citizens have specifically told you how important the Coastal Park needs are at Ponto and South Carlsbad, sending over 2,500 email/petitions as part of DLCPA public comments; and providing extensive public input into the City's FY 2019-20 Budget process – where the need for a Ponto Park was the most mentioned place need in Verbatim public input documented in Carlsbad's FY 2019-20 Public Input Summary Report.

We hope the video provides you a better and inspirational understanding of the importance of Ponto as a needed Coastal Recreation resource for the future of Carlsbad and our Coast.

We request this email and video be included as public comments the City's upcoming Budget hearings, DLCPA, and Parks Master Plan Update processes. If you would like more video documentation of the Coastal Recreation values of Ponto, please let us know. Videos provide a good way to understand important issues, like Sea Level Rise impacts on Coastal Recreation and land use.

Sincerely,
Lance Schulte
People for Ponto

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: People using Ponto for a needed Ponto Park - images showing need
Date: Tuesday, December 22, 2020 6:25:33 AM

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F), and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of

Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Thursday, February 27, 2020 3:02 PM
To: 'Matt.Hall@carlsbadca.gov'; 'CityCouncil@carlsbadca.gov'; 'Scott.Chadwick@carlsbadca.gov'; 'Kyle.Lancaster@carlsbadca.gov'; 'lisa.urbach@parks.ca.gov'; 'Kathleen@carlsbad.org'; 'mike.pacheco@carlsbadca.gov'; 'gbuhr@coastal.ca.gov'; 'cort.hitchens@coastal.ca.gov'; 'Erin.Prahler@coastal.ca.gov'; 'Don.Neu@carlsbadca.gov'; 'Gary.Barberio@carlsbadca.gov'; 'info@peopleforponto.com'
Subject: People using Ponto for a needed Ponto Park - images showing need

Dear City Council and CA Coastal Commission:

As you may know already know, many citizens already come to Ponto to enjoy it as a park because there are no City parks in the area and Ponto is a large open space that people trespass on to use as a needed Park and open space area. They walk their dogs, off-road mud and dirt racing (including hill climb over City Sidewalk onto Avenida Encinas), and even used for powered ultralight airstrip take-off and landing operations. This trespass use (except the airstrip operations which should be done at Carlsbad's Airport) reflects the lack of City Park land and facilities in the Ponto area.

I wanted to provide you these images, in case you were unaware of the 'park use' at Ponto that directly reflects the need for a Ponto Park. The images reflect an almost daily occurrence at Ponto with some days more busy than others. The last of these images is very telling, in that is a grandfather and grandson having to use the LOSSAN Railroad right-of-way corridor (2nd busiest rail corridor in the USA, and in this section many high-speed trains pass) to play. As there is no City Park at Ponto for a grandfather and grandson to play, they use the railroad right-of-way as their 'park'.

- Why is the City of Carlsbad creating this Park Desert and forcing the elderly and young to play in the railroad right-of-way?
- How can the City create this Park Desert be when both the City and CA Coastal Commission are required to consider High-Coastal-Priority Public Park needs as part of any land use being defined on Planning Area F at Ponto?
- Why did the City twice fail to fully disclose to All Carlsbad Citizens the City's requirement to consider the need for a Public Park at Planning Area F at Ponto?
- Why is the City now not fully disclosing this situation and requirement to all Citizens now so they can be informed and provide input on the City Staff's proposed Amendment to the Existing LCP?
- How can the City not provide a City Ponto Park when Ponto (W. of I-5 & S. of Poinsettia Lane) homeowners have already paid the City Park-in-Lieu fees sufficient for the City to buy land and develop a 6.6 acre City Park at Ponto to meet the City's minimum 3 acres of City Park per 1,000 population standard?
- What is the City's explanation to the little boy (and his Grandfather) in the image as to why he has no Ponto Park that he and his grandfather can walk to?

I hope these images illustrate to you the human needs for a City Park at Ponto.

People for Ponto are concerned citizens. We hope the images give you some personal evidence to illustrate to you the need for a City Park at Ponto. We hope you care about Ponto, Carlsbad's future, and this little boy and his grandfather – and their (and future generations) need for a Ponto Coastal Park.

We would like to request this email and the images be included as Public Comments for the City's proposed DLCPA, Park Master Plan Update, City Budget discussions, and any other relevant City processes at Ponto, and/or Park related.

Thank you.

Lance

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: Surfrider Supports a Ponto Coastal Park
Date: Monday, December 21, 2020 12:11:22 PM
Attachments: [Surfrider Supports Ponto Park.pdf](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

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From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of

Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

*Thanks,
People for Ponto*

*From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions*

Hello,

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Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: Kaily Wakefield [<mailto:kaily@surfridersd.org>]
Sent: Tuesday, August 6, 2019 1:22 PM
To: council@carlsbadca.gov
Cc: Scott.Chadwick@carlsbadca.gov; ebbie.Fountain@carlsbadca.gov; Don.Neu@carlsbadca.gov; megan.cooper@scc.ca.gov; gabriel.penaflor@wildlife.ca.gov; Kyle.Lancaster@carlsbadca.gov; Katie.Sadd@asm.ca.gov; Greer, Keith; hasan.ikhrata@sandag.org; tim.dillingham@wildlife.ca.gov; sam.schuchat@scc.ca.gov; gbuhr@coastal.ca.gov; Andrew.Willis@coastal.ca.gov; clerk@sandag.org; lisa.urbach@parks.ca.gov; John.Donnely@wildlife.ca.gov; Jim.Desmond@sdcounty.ca.gov;

deborah.ruddock@scc.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov

Subject: Surfrider Supports a Ponto Coastal Park

Hello,

Please be advised that the Surfrider Foundation San Diego County chapter supports the creation of a Ponto Coastal Park. Surfrider submitted the attached letter to the Carlsbad City Council on May 15, 2019. Those cc'd on this email have been included at the foot of the attached copy. Thank you for your consideration of this important matter.

Sincerely,
Kaily Wakefield

--

Kaily Wakefield
Surfrider Foundation I San Diego County Policy Coordinator
(858) 812-8392 | kaily@surfridersd.org

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

From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: The Results are IN and the People WANT a PARK at PONTO!
Date: Monday, December 21, 2020 12:47:08 PM
Attachments: [2019.11.4 People for Ponto Suport Letter \(62 signed letters\).pdf](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]

Sent: Thursday, December 3, 2020 11:13 AM

To: 'Planning'; 'info@peopleforponto.com'

Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)

Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and

Public Records Requests to the City since 2017 - when Citizens first became aware of Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? *The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.*

Thanks,
People for Ponto

From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

From: info@peopleforponto.com [<mailto:info@peopleforponto.com>]
Sent: Tuesday, November 19, 2019 2:25 PM
To: Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; Scott.Chadwick@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; lisa.urbach@parks.ca.gov; Kathleen@carlsbad.org; mike.pacheco@carlsbadca.gov; gbuhr@coastal.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov; Don.Neu@carlsbadca.gov; Gary.Barberio@carlsbadca.gov
Cc: info@peopleforponto.com

Glow Sticks

6

Syringes	0
Other Plastics	179

Cigarettes & Cigarette Butts	109
Metals	18
Glass	36
Paper & Cardboard	72
Fabrics	10
Wood Objects	4
Entangled or Dead Animals	8
Other	33
Comments and Unusual Items	Surfboard leash, wax, and rubber shoe sole

We appreciate all those that work hard to keep Carlsbad a wonderful place to live and ask the City and Coastal Commission to do what's right to keep it that way.

Thank you,

The People for Ponto Committee.

www.facebook.com/groups/developpontonright

www.instagram.com/developpontonright

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From: [Lance Schulte](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)
Cc: ["info ponto"](#); [Jane Naskiewicz](#)
Subject: Carlsbad DLCP-PUPA Public Comments - Please read my letter into the record as a public comment at this weeks meeting
Date: Sunday, January 3, 2021 10:09:45 AM
Attachments: [P4P Letter to Mayor-City Council - LS.pdf](#)
[Untitled attachment 00776.html](#)

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

The following Citizen public Comment to the Planning Commission raises another simple but undiscussed point how important Parks are and - in particular rare Coastal Parks that serve a far wider geographic area - are for Cities and Citizens that will forever be increasing packed into high-density housing that reduces or eliminates yards or recreational space on a per-capita basis. How a City reserves and plans for more parks and the equitable distribution of increasing MORE Parks to address this forever increase in high-density housing that create even more park demand. The issues Jane raise are basic and fundamental to creating a sustainable and desirable urban (and Coastal) environment of increasing residential density. These basic issues should be fully publicly considered and publicly discussed as part of Carlsbad Staff proposed Draft Local Coastal Program – Land Use Plan Amendment process. Thank you for receiving, considering and discuss the Citizen issues Jane presents.

Sincerely,
Lance Schulte for People for Ponto,

From: Jane Naskiewicz [mailto:fabsdhomes@gmail.com]
Sent: Saturday, January 2, 2021 11:43 AM
To: planning@carlsbadca.gov
Cc: info ponto; Mike Sebahar; Lance Schulte; jodi marie jones
Subject: Please read my letter into the record as a public comment at this weeks meeting

Dear Planning Commission, Please read my letter into the record as a public comment at this weeks Planning Commission meeting. It is 500 words or less.

Kindest Regards,

Jane Naskiewicz

Dear Mayor Matt Hall and Carlsbad City Council,

The wisest use of the land at Ponto is for open space and low cost visitor serving recreation,

Not high density residential where only 20% are restricted to be affordable and 80% are highly unaffordable. Changing this land designation to high density residential is robbing the people of Carlsbad (and their children) of something incredibly precious, something that they can never get back.

As a licensed Real Estate professional and a Carlsbad resident for 16 years I would like to point out that many of the newly constructed homes in our city lack a yard of any size, not even a patio. You're lucky if you get a balcony big enough for a couple chairs. This goes for high end condos and townhomes which are the majority of the under \$1 million homes in our city. Most Apartment dwellers are paying \$2,000. To \$3,000 a month and don't have yards either. The trend is to pack more people into less space to make it more cost effective, but there is a cost to the residents.

We cannot continue to ignore the needs of tens of thousands of citizens in the southwest quadrant of the city who have no coastal park or coastal open space. In normal times there would be thousands of visitors, hotel, and resort guests staying in southwest Carlsbad each week. What coastal parks can they go to? Maybe they drive to Encinitas or Del Mar and if so do they then spend their money on shops and restaurants there?

The need for coastal open space and recreation areas is great now but it will be even more consequential going forward as our density increases, and as sea levels continue to rise. Plus a Beach is Not the same as a Park. There are high tides and storms that take away the beach leaving only cobbles that are unfriendly to visitors. Plus not everyone is going to be able to (or want to) take their infant strollers, wheelchairs or walkers on the cobble beach, but they could access a nice park at Ponto.

A park at Ponto will give residents and visitors alike a unique coastal experience unlike anything else in the city. It could provide a venue for outdoor events and performances, and

maybe a beachclub cafe with view decks for even more sunset and ocean views. This space should belong to the community and again, its wisest use is Visitor Serving Park and Open Space.

And why would we want to build more units here before correcting this very serious park deficit in the SW quadrant? Just look at how many people congregate on that tiny patch of grass in the Village at Pine Ave and Carlsbad Village Dr, or Cannon Park. Ponto could very easily become the most treasured park in the city, a grand statement to the outdoor lifestyle so many of us moved here for.

Jane Naskiewicz, Carlsbad resident, People 4 Ponto volunteer.

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Submitted: May 28, 2020

Dear Carlsbad City Council, Carlsbad Planning and Parks Commissions, and Coastal Commission:

The City Budget should address both short-term Covid-19 impacts, and near/longer-term investments needed for Economic Recovery and Revitalization.

The quality of our Carlsbad coastline, Coastal Parks and open spaces are continually rated by Carlsbad citizens and businesses as the critical foundation of our quality of life, economic strength, and tourism industry. Ponto Coastal Park is a critically needed investment, and the last opportunity for the City to make an investment for Carlsbad's long-term sustainability. South Carlsbad Citizens, visitors, and the Visitor Industry have no Southern Coastal Park. Ponto is the only place to provide that needed investment for residents and visitors, and advance Economic Recovery and Revitalization of South Carlsbad's significant Visitor Industry. Coastal Recreation is the major attraction for visitors.

With these understandings we submit the following testimony and data from the City's FY 2019-20 Budget Public Input Report that highlights the documented significant number of citizens asking for a Ponto Coastal Park. We also note concerns about the Report's dilution of specific citizen input provided at both the March 4, 2019 and 2020 Citizen Workshops.

Citizen input on the need for a Ponto Coastal Park was the most numerous specific place need/desire citizens mentioned in the City's:

- Budget Public Input process,
- Draft Local Coastal Program Amendment process, and
- Parks Master Plan Update process.

The Budget Public Input process documented 85 specific, verbatim citizen comments on Ponto area park needs and over 90% of citizen requests that Council budget to address this need. These 85 Verbatim Citizen comments (listed at the end of this testimony and data) specifically address how they would like their (Park) tax dollars budgeted. Additionally, 2,500 similar public input email/petitions were submitted as public comments on Carlsbad's Draft Local Coastal Program Amendment and Park Master Plan Update processes spoke to the need for a Ponto Coastal Park.

As you know, the 11-acre Ponto Planning Area F site is for sale. This site is similar in size/shape as Holiday Park, providing a Coastal site for similar multipurpose community functions.

Carlsbad's Local Coastal Program (and thus General Plan and Zoning Code) requires the City to first consider and document the need for a "Public Park" before any land use can be planned for the Planning Area F site.

The City's Park Master Plan already documents the need for a Ponto "Public Park", showing the area as "unserved" by City Parks and an area of Park "inequity" correlating well with Citizen input.

The City also received offers of potential donations, or cost-saving collaborations from Carlsbad Citizens and non-profits to advance the much needed Ponto Coastal Park. The City disappointingly has not replied to these special opportunities.

Therefore, it is requested the City budget for a Ponto Coastal Park and contact the Planning Area F landowner regarding site purchase.

Consistent with Budget Public Input Report page 3 it is requested that this this testimony and data be provided to the Planning and Parks Commissions; and Coastal Commission as public input on the City Staff's proposed 1) City Budget, 2) Draft Local Coastal Program Amendment, and 3) Parks Master Plan Update.

Thank you.
People for Ponto

The following data is from the Carlsbad FY 2019-20 Budget Public Input Report:
<https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=38546>

In reading the data different text treatment is used to differentiate between actual page number and text in the Report, Important Report text, and public comments and analysis of Report text. Following is a legend to those text treatments:

- (p.X) is the Report page number where the information is found, and normal text is the actual Report text.
- Text in **Bold Face** is particularly important Report text.
- **Arrow bullets and Text in Bold Italic Text** are analysis and comments on the Report's information.

Introduction (p. 3):

- **Members of the public have a right to be involved in decisions affecting their lives.**
- **It is the city's responsibility to seek out and facilitate the involvement of those interested in or affected by a decision. The city errs on the side of reaching out to people who might not be interested, rather than potentially missing people who are.**
- **City staff provide balanced and factual information to the public and do not engage in advocacy.**
- **Public dialogue strives for a focus on values over interests and positions.**
- **Public involvement planning is coordinated across all city departments to ensure consistency and avoid process fatigue.**

On (p. 5) specific Verbatim Public Input was generalized by City Staff as follows:

Main Themes: The following themes were a high priority overall:

- **Neighborhood quality of life**
- **Access to nature, trails and open space**
- Environmental sustainability
- Traffic and mobility

Most Important Services: City services in the following areas were identified as the most important:

- **Neighborhood quality of life**
- **Parks and recreation**
- Law enforcement
- Fire and paramedic service

- Environmental sustainability

Specific Areas for Budget Enhancement: When asked which services they would like to see enhanced in next year's budget, the top five responses were:

- **Neighborhood quality of life**
- **Parks and recreation**
- **Environmental sustainability**
- **Mobility/transportation**
- Arts and culture

- *The lack of a Coastal Park at Ponto impacts all South Carlsbad neighborhoods' quality of life. Carlsbad's Park Master Plan documents that Ponto and Coastal South Carlsbad are "not served" by parks and Ponto and Coastal South Carlsbad is an area of park "inequity"*
- *The City and CA Coastal Commission are required to consider and document the need for a "Public Park" before any planning to allow any land use on Ponto Planning Area F. For over 10-years the City failed to disclose and follow this requirement – making multiple "Ponto planning mistakes". The City will now have to correct its multiple "Ponto planning mistakes" as part of the Draft Local Coastal Program Amendment*
- *The lack of a Park at Ponto also impacts both Environmental Sustainability and Mobility/Transportation:*
 - *Prevents parks within walking distance, forces driving (and the need for more parking in our Park) to access parks.*
 - *Forces South Carlsbad Neighborhoods to drive long distances to North Carlsbad and/or Encinitas to access a Coastal Park*
 - *Congests North Carlsbad and/or Encinitas Coastal Parks with South Carlsbad Coastal Park demands*
 - *Congests North Carlsbad and/or Encinitas roadways and parking facilities with South Carlsbad Coastal Park demands.*
 - *Importantly, it would forever negatively impact the economic sustainability of Carlsbad's Visitor industry. There are thousands of inland South Carlsbad resort/hotel rooms that have no access to a Coastal Park. This will ultimately undermine the attractiveness and competitiveness of South Carlsbad's Visitor industry and the tax revenue the City receives from that industry.*

Word Maps (pp 6-8)

Staff provided 3 'word maps' saying the show the words mentioned at the March 4th 2020 workshop attend by 38 citizens.

- *There is citizen concern about the accuracy of these word maps and what is conveyed on pages 6-8 of the Report.*
- *Several of those 38 citizens, provided specific written (individual index cards) and verbal (round table flip chart notes) Pubic Input several stating the need for a "Ponto Coastal Park", another mentioned a "liner Park", and several mentioned the "Senior Center", all these written/verbal comments were not accurately documented or reported on pages 6-8. It appears the City Staff interrupted and translated/transformed the actual citizen comments (as documented in the index cards and flip chart notes) when creating the word maps. There is a concern that specific citizen input provided at the actual workshop was not accurately*

reported in the Public Input Report to the City Council. As citizens we are concerned that our input is accurately reported and conveyed to the City Council.

- *Surprisingly no word map was provided in the Report for the much larger (1,330 to 1,710 person) March 5-22, 2019 Public Input process. Following is the actual word map the city showed participants at the March 4, 2019 Public Input Workshop. The image of the word map was taken with a participant's cell phone. It summarized the magnitude of citizen needs/desires expressed at this larger Budget workshop.*



The word map graphic above from the March 4, 2019 Workshop although not summarized by Staff in the Report is clearly documented in the Verbatim Comments (Public Input) that was included in pages 24-91 of the Report and accounted for below.

Verbatim Comments (pp 24-91): *Number of times a specific Place Name was mentioned:*

- **Ponto, Zone 9, and Southwest Carlsbad: 85 times (see below for list of Verbatim Public Input)**
- Village: 23 times, this is 27% as much as Ponto area
- Carlsbad Senior Center: 7 times, this is 8% as much as Ponto area
- Agua Hedionda Lagoon: 3 times, this is 4% as much as Ponto area
- New Village Arts: 3 times, this is 4% as much as Ponto area
- Barrio: 2 times, this is 2% as much as Ponto area
- Calaveras: 2 times, this is 2% as much as Ponto area
- Alga Norte Park: 2 times, this is 2% as much as Ponto area

- Poinsettia Park: 2 times, this is 2% as much as Ponto area
- Veterans Park: 2 times, this is 2% as much as Ponto area
- Rancho Carrillo: 1 time, this is 1% as much as Ponto area
- Hub Park: 1 time, this is 1% as much as Ponto area
- Crossings Golf Course: 1 time, this is 1% as much as Ponto area
- Robertson Ranch: 1 time, this is 1% as much as Ponto area
- Palomar Airport: 1 time, this is 1% as much as Ponto area

➤ ***As the Budget Public Input Report suggests, reading of each of the Verbatim Comments of actual public input should be done. The place names area specific list above does not include broad places such as “beaches” the names of specific roads, and other names that appeared vague. It is clear in reading through and counting the place name references that the Ponto area expressed as Ponto, Zone 9 (i.e. Local Facilities Management Plan Zone 9), and the coastal park references to Southwest Carlsbad and South Carlsbad was by far the greatest area of public input. This makes perfect sense in that for half of the City Ponto is the last significant vacant Coastal land available to address two of Carlsbad Citizens’ most important budget concerns ‘Neighborhood quality of life’ and ‘Parks and recreation’ that relate to core community values around Carlsbad’s “Beach”, “small beach town character”, and “valued open space”.***

Following is the listing of the Verbatim Public Input (Appendix A in Public Input Report, pp 24-91) that specifically referenced Ponto or a clear reference to Ponto such as Zone 9 or Coastal Park needs in Southwest Carlsbad. There are many more comments such as “The purchase of remaining open space for preservation of the last remaining coastal areas.” that logically and clearly refers to the Ponto situation. However these many additional comments were excluded from the list below since they did not specifically mention Ponto, Zone 9, or SW Carlsbad place names.

Of the 85 citizen comments below specifically referencing Ponto, 77 or 90.6% were asking the City to budget for a Ponto Coastal Park. Only 8, or 9.4% of those citizen comments were not asking for a Ponto Coastal Park. We are not sure if the 8 commenters knew about the City’s now acknowledged “Ponto planning mistakes” dating back over the past 10-years, as the City only first briefly acknowledged this recently on 1/28/20. We have found once citizens are truly aware of the facts and prior “Ponto planning mistakes” there is almost uniform desire for a Ponto Coastal Park. There is citizen concern that these “Ponto planning mistakes” are not being fully, openly and accurately being disclosed to Citizens during the various Public Input processes, thus tainting those Public Input processes.

Verbatim Ponto City Budget Public Input from pages 24-91 of FY 2019-20 Budget Public Input Report:

1. My biggest disappointment is the lack of park facilities in my section of the city, near South Ponto Beach. Lots of open land but no park within at least 2 miles. This should be a city priority
2. It used to be the beach but now Ponto & South Carlsbad are more like rocky shores. I’d like to see the rocks cleared up and more sand added to these beaches
3. COMMENT TRAFFIC IS BEING SPAMMED HERE TO PUSH THIS PONTO PARK PLOY (PPP) Develop Ponto and have the hotel maintain our beach! It’s all rocks currently!
4. Ponto Beach. We do NOT need a commercial development or hotel there. That needs to be a park and/or open space for future generations.

5. Ponto beach.
6. Don't ruin South Ponto Beach with condos and/or hotel, need to restore the sand on the beach.
7. Like most residents and visitors I treasure the beach. I feel the highest priority should be open space and parks that serve the beach region. Particularly important is the open space still available in the Ponto region. There is ample space here for an extraordinary area of open space and even a park. There is not one of either of these in the southwest quadrant near the beach. Children cannot walk safely to a park from that area. Open space and a park in the Ponto area would serve all residents, visitors, and the business community.
8. Beaches, parks, safe neighborhoods, OPEN SPACE! Need Beach parks like Del Mar Powerhouse/Sea Grove Park & Encinitas Community Park. Ponto Beach needs some attention.
9. I love the beach and the parks and fields and open space and hiking trails in Carlsbad. I wish we had more!! We have had 3 kids in sports in Carlsbad. Currently, field/park space is very limited and often over committed. Currently, there aren't enough fields to meet the need of the community. Adding more parks and fields would create a better community in the following ways.... The sports played on these fields help keep our kids fit and healthy; It keeps kids busy and out of trouble; It fosters friendships and community; it teaches team work and fosters dedication and teaches a willingness to help others succeed; it brings in community \$\$ from other teams who come to play on Carlsbad fields; It's a wonderful way to showcase our city to others who will want to return thus helping grow tourism. Additional Parks would offer the same benefits. We do not need more high density building. And, Please do NOT ruin Ponto with more building!!!!!!
10. We love the beach and the small-town feel Carlsbad has. We love the scattered open spaces and trails. Carlsbad is a great place to live and spend time outdoors, like the Ponto area. Let's keep it that way by not developing every last square foot into a condo complex, hotel or shopping mall, if that's what you want please move to Oceanside.
11. Let us protect the valuable open space that is left and not develop every square inch. Especially at the beach, let us save the land across the coast highway from Ponto Beach and make a beautiful park, not more condos and hotels. Carlsbad is in great financial shape and does not need to go after every development and tax dollar it can get. Some things are more important, like quality of life, than a fat wallet. I know that this will fall upon deaf ears amongst the two older members of the City Council, but maybe some rearranging of priorities is in order.
12. Would love to see the last areas of open land to stay that way. I have lived here for 25 years and have seen a tremendous amount of development eating away at the open beauty of the area. We have enough shopping centers and homes. Please leave the area at Ponto open and do not approve the Ponto development.
13. Keep Ponto Beach development free!
14. Preserving Open Space and Building Ponto Park in the South West Quadrant!
15. I second Tisha Klingensmith's comment and all the others regarding Ponto Beach development.
16. Preserving open space and maintaining high quality Parks and Rec with park location emphasis on geographical location. It's time to build a park in the SW quadrant near the beach for locals and visitors alike. Veterans Park is not a solution for each quadrant's deficiency, particularly in the south.
17. We need more parks, especially in southwest Carlsbad!
18. I agree, we need more parks and open space. I live in Zone 9 and don't have a park anywhere within walking distance.
19. We need to continue to preserve open space and NOT develop Ponto into an awful condo complex. We would love a park!

20. We need a park in the Ponto area and not a development. It is the last open space next to the beach left
21. I agree with the need to preserve open space throughout Carlsbad and NOT develop Ponto into awful condo complex.
22. We need to preserve our open space --it's what keeps the city feeling like a small town. We need more parks -esp one at Ponto in the SW quad!
23. Preserve the open space and build a park in SW quadrant at Ponto. We do not need or want any more huge developments, especially right by the beach in one of the last remaining open spaces. Once it's built, you can't un-build it. Build Ponto Park in SW quadrant. Do the right thing. Especially for our children and grandchildren. They won't thank us for building outrageously tall high density condos, hotels and unnecessary shops right by our gorgeous beaches. The only people this benefits are some wealthy developers, not the people of Carlsbad. Think long term, not short term. We have a beautiful city and community-preserve it now or it's gone forever!
24. We really need a park in the southwest quad by the beach. This could be an amazing asset (on SO many levels) for the community and visitors alike. The revenue stream would return the city investment in spades!
25. Parks. Needed in Ponto area our children in this area don't have a close park. And the house lots in our area are small.
26. I agree that we should be very mindful that the citizens of Carlsbad voted out the retail space plan at the power plant site a few years ago. The new Ponto project should not replace that. Citizens should be part of the decision to build out that area
27. We need to preserve our open space and we need a park at Ponto!
28. We need a park in the Southwest quadrant of our community. Safety in the community is what we like best in this area
29. Carlsbad's small town feel, friendly atmosphere and location has made it our ideal place to live for the past 20 years, We live across from South Ponto Beach and DESPERATELY need a park for our area residents. It would be sad to see the area overbuilt with high density projects and not retain some of the open space at this southern entrance to our "Village by the Sea". PLEASE help preserve some of its appeal before it is too late.
30. I love the quaintness of the Village, the open land areas, trails, small businesses and the arts. A huge NO to PONTO. Please stop the excessive building and development of the open areas of our beautiful and unique city. We have lived here for over 30 years and are sad to see so much over development. Keep our special village a village, and please don't turn it into another ordinary city.
31. Favorite is small town feel and the beach --the beach provides us with all the open space we need. The city has enough open space with all the lagoons, etc. --we don't need any more parks --especially at PONTO --I am thrilled to see and drive by every day the new resort at La Costa which is in Encinitas and that is what we need here at the South end of Carlsbad --more residential --NO more open space
32. What I love about Carlsbad is that it has a small village feel but it also has the beach and some restaurants and then little town. I really would like more to walk to around the Ponto area. Specifically I think it should be more of a beat centered area with places to grab ice cream or grab some food or a coffee and walk to the beach.
33. I love that our village that is not a strip of 101. The quaint cottages helped Carlsbad have a downtown feel. It has several streets with unique interest. I love the Trees on Grand! The landscape of the trees setting the height of the town. Unfortunately the taller buildings are killing that. Vertical dwellings are taking over.. think of the reason you travel to Europe. It's not

for Developers Generica. We also want the NRG power plant space into a Park... and... I would LOVE for the city to finish the rail trail to Ponto. Imagine taking a trail to Ponto? It would be a dream!

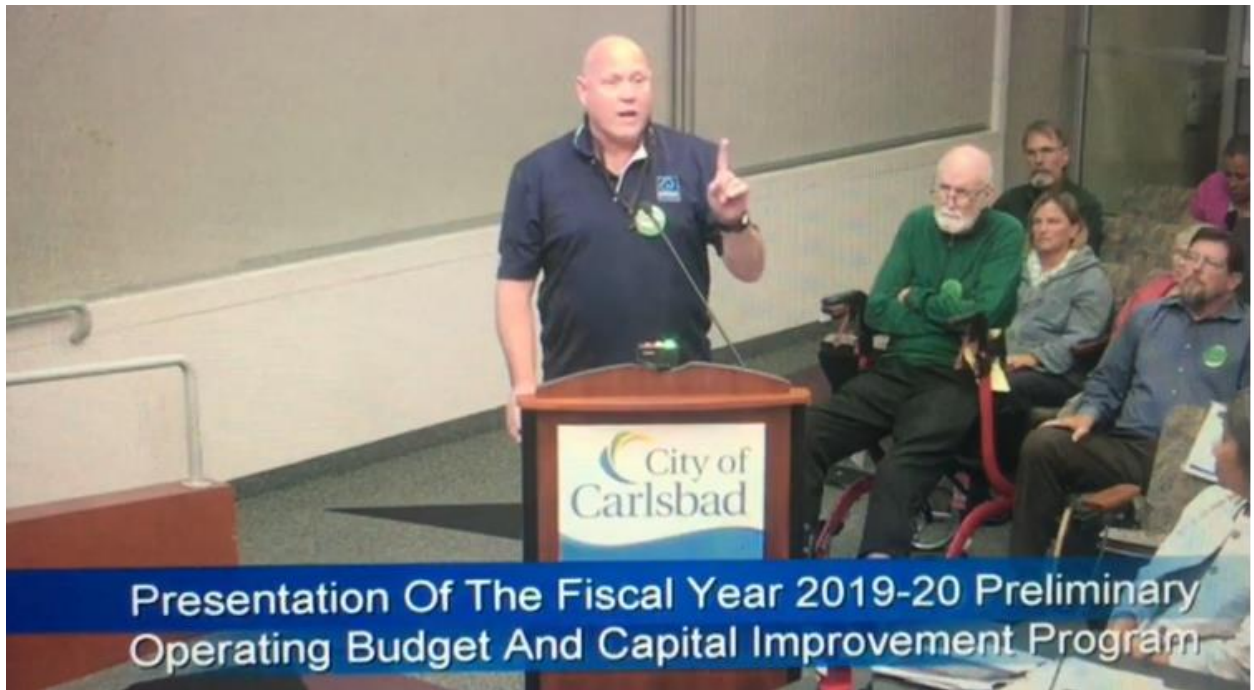
34. Our San Pacifico Community and the surrounding neighborhoods need a local park. So far Carlsbad has no real performing arts venue of any size to meet the needs of a city of more than 100,000. This should be a serious consideration when the new civic center is being designed.
35. We need more coastal parks and open space. Especially in zone 9
36. protect more open space, including Ponto
37. We need Veterans Park completed and Ponto park developed. Everyone in Carlsbad is engaged and we have been talking about the park deficits for a while now. Veterans park is over-due!!!
38. Our libraries are the best in the region! But I have to put them 4th to our Neighborhood quality of life, which is being impacted by huge developments destroying our property values, our piece of mind and privacy. We do need to insure that our environment is cared for, since all of these housing projects are going in. I do love our parks but we need to insure that the SW quadrant has their share of parks (think-Ponto).
39. Zone 9 (in southwest Carlsbad) does not have a park within walking distance! I hope the City can remedy this.
40. Ponto needs a park not a hotel or more condos. Please stop building on every last piece of land
41. See previous comment concerning the lack of a local, beach oriented park in the South Ponto area. Ditto a performing arts venue.
42. PLS get the Ponto Proyect development going....., that area of Carlsbad needs it asap
43. I support Ponto Development. PLs get it going...
44. Ponto has 2 miles of unobstructed beach access and a lagoon that already act as a "park within walking distance". The Ponto project was approved long ago and is part of the citizen approved master plan. Please get it done.
45. Strengthen and protect the financial stability of the City. Businesses pay a significant amount of taxes, property, sales and income and those employed spend and live here. Encourage affordable housing opportunities for everyone, think outside the box and find some unique solutions. Complete build out in areas available, Ponto Beach is a great opportunity and the project is well thought out, get it built. And please don't become a 'Nanny City' and waste time to pass frivolous laws restricting straws, plastic bags, soda consumption, etc.
46. Development of open space and parking space in the Ponto region
47. Specifically, I want the city to remedy the lack of equal access to parks and trails evident in the southwest quadrant of the city. I support a park project at Ponto: in the long run, the south coastal gateway to Carlsbad needs a welcoming park with beach access and supporting facilities. Though less extensive than Village beach areas, good design would merge a Ponto park with access to beach and access to the 'memorial area on the bluff at city border with the ecology of the Batiquitos Lagoon adjacent to make a marvelous creek to beach environment accessible for all and ever.
48. There are two miles of unobstructed beach plus the lagoon within "walking distance" of the neighborhoods near Ponto. The project was approved long ago and is part of the Master Plan approved by the citizens of Carlsbad. Zoning changes and project vote downs are often just another way to steal private property.
49. Local park deficits continue to be a problem. Let's please support Ponto Park development. We as a city are losing an unobstructed landmark in our community. Please share some of that with local residents. And, did I mention parking??
50. The extreme southwestern (Ponto) area of Carlsbad does not have a park within walking distance -this is my top priority to fix.

51. We have wonderful neighborhood parks, but not in Ponto and it's on the beach; Veteran's Park is more of a hiker/nature lover's place to enjoy nature.
52. We need a park at Ponto - to serve not only residents, but visitors and tourists.
53. A park is much needed in SW Quadrant of the city
54. Ponto Park. So much has been done for businesses, tourism, etc. This is the last bit of Carlsbad coast line left. And the residents could use more park space in the south part of the City. I don't want to see this area developed. Carlsbad has become overdeveloped.
55. I want to see a park for the Ponto road area. I feel that that area should not be used for condo - residential development. It is so important to showcase that wonderful piece of property, which is so rare to find all up the coast of Calif. and would be a welcomed park for all as you drive north into Carlsbad. ALSO I am very concerned that the Palomar Airport and the larger airplanes the new plan will bring and ask that the city stay involved to support our concerns, thank you for help I appreciate all off the councils work.
56. Ponto area open space and park development
57. Take control of our coastline, bring fire rings to Ponto beach, every family should have the experience of gathering around a roaring fire on evening.
58. Cancel the Ponto development tragedy. Build a free park and keep the free beach parking there.
59. Buy the land for open space on Ponto Drive and build a park in Zone 9 that has no park even though developers paid into the park fees for 20 + years.
60. support Ponto development
61. Now that we have removed the jetty and allowed Warm Waters to wash away, and now we are planning to build on Ponto, where will locals access the beach? If 50% of responders stated the beach is the best part of Carlsbad living, why are continually squandering this gift? I know the council would live to sell Agua Hedionda to a developer too. When will there be decisions made to maintain our quality of life? Furthermore, I selected transportation because my commute time has DOUBLED in the past 5 years. The 55mph speed limit on El Camino is a joke. It takes me 2 light cycles just to cross each intersection now due to this unmitigated growth with no regard for how people will get around. I'm continually dismayed by this city.
62. Preserve the open space at Ponto. Keep traffic under control.
63. Preserve open space in zone 9
64. Money for persevering open space in zone 9 and building parks in the SW quadrant!
65. More parks and open space in Southwest Carlsbad!
66. Why another proposed hotel at Ponto? There are an abundance of hotels & stores already available ---even more than necessary. Preserving nature & some green space is more important than more concrete & businesses with "lease available" signs everywhere!
67. Prop to aid Ponto to keep it natural, as park area & natural habitat.
68. Put budget money towards Parks and Recreation, specifically Preserving Open Space in Zone 9 and Building #PontoPark in the SW Quadrant (p 84)
69. Please put budget money towards Parks and Recreation, specifically Preserving Open Space in Zone 9 and Building #PontoPark in the SW Quadrant (p 85)
70. need a park in the southwest Carlsbad post development
71. Parks in southwest Carlsbad!
72. Zone 9's lack of park and open space is sad. The SW quadrant needs more places to take kids to play, seniors to walk and get outside, and for the community to gather. A park at Ponto would be an ideal place for that and would make for a beautiful and welcoming entry into Carlsbad for locals and tourists.
73. We need a park site near Ponto Beach on the property now slated for a 5 star hotel which has not been built despite attempts by several developers over the last ten plus years.

74. Please spend more on Parks and Recreation. We need to Preserve Open Space in Zone 9 and Build Ponto Park in the SW Quadrant. We do not need more homes congesting the already packed Coast Hwy. Adding sand to Ponto Beach would be nice too -too rocky!
75. I'm asking the City to put budget money towards Parks and Recreation, specifically Preserving Open Space in Zone 9 and Building #PontoPark in the SW Quadrant -this will enhance the quality of life in Carlsbad, contribute to the highest and best use, meet the requirement to have a park in this area, and make the area so desirable that it will allow raising of local tax rates (I don't believe I'm saying this). Best Regards, David Johnson
76. Put some park and playgrounds in SW Carlsbad. There are none near Ponto, yet there are open spaces, near Avenida Encinas and 101. Nothing to walk to. Thank you
77. We could really use a park in southwest Carlsbad especially the San Pacifico area. Thank you
78. Work toward filling the deficit in parks and open space in the Southwest part of Carlsbad, especially Ponto.
79. Would truly love the Ponto Beach Park! As a resident of South Carlsbad we need this!!!
80. There are no Parks in South Carlsbad. We are neglected here yet I pay very high taxes.
81. Build a Park at Ponto! Keep the open space!
82. I would like to see the city buy the Ponto property and develop it into a park.
83. Build a park at ponto
84. Appropriate development of open space and park space in the Ponto region. We are currently at huge deficit of both of these in the Ponto region
85. We are very quickly running out of open space. This is probably one of the most beautiful areas in the country, we need to preserve that beauty and maintain some open space. The open land near South Ponto beach must be preserved. There are no parks in the area, developing that area would not only add to the pollution but it would sacrifice one of the most beautiful parts of Carlsbad. Towns and Cities across the country are prioritizing open space that is so important, it is time we did that in Carlsbad. We need open space near Ponto Beach.

A few of the many Citizens asking the City Council to budget for a much needed Ponto Coastal Park





From: [Lance Schulte](#)
To: [Melanie Saucier](#)
Cc: [Cort Hitchens](#); [Erin Prahler](#); [Gabriel Buhr](#); kaily@surfridersd.org; [Council Internet Email](#); [Mike Sebahar](#); jodi.marie.jones; hrpeacock41@gmail.com; [Chas Wick](#); [WILLIAM VAN CLEVE](#); [Jim Nardi](#); [Nika Richardson](#)
Subject: Carlsbad LCPA comments for the public record - FW: 7-19-19 Ponto citizens mtg with City Manager
Attachments: [Parks Department Mission vision key goals.pdf](#)

Melanie:

I assume you already have the attached included in your official record of LCPA comments. However, we wanted to forward to you, and ask for your official email confirmation that the above will be part of the City's official record of LCPA public comments; and ask how and when these comments will be discussed and addressed by City Staff, Planning Commission, Parks Commission, and City Council. Your email confirmation is greatly appreciated.

Sincerely,
Lance Schulte
People for Ponto

Carlsbad's LCPA contact:
Melanie Saucier
Associate Planner
1635 Faraday Avenue
Carlsbad, CA 92008
760-602-4605

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]
Sent: Tuesday, July 23, 2019 9:52 AM
To: Gary Barberio (Gary.Barberio@carlsbadca.gov); Scott Chadwick (Scott.Chadwick@carlsbadca.gov); Kyle.Lancaster@carlsbadca.gov
Cc: debbie.fountain@carlsbadca.gov; 'Harry Peacock'; 'Stacy King'; Chas Wick (chaswick@reagan.com); Mike Sebahar (sebbiesixpack@att.net)
Subject: 7-19-19 Ponto citizens mtg with City Manager

Gary:

You mentioned at our meeting, that Scott did not attend, that City Staff is constraining the Parks Master Plan Update to not consider the 2017-present citizen input on the Coastal South Carlsbad Park Gap; be constrained by existing City Council policy, and only look to update things like if/where we need more pickle ball courts. We asked if the Update would look at updating things like the lack of safely accessible [walking/biking distance] parks for children and elderly in Coastal South Carlsbad and the lack of a Coastal Park for all of South Carlsbad. Constricting the Update to not address these major Parks Master Plan issues does not seem right, and does not address the Coastal South Carlsbad Park gap and Service Area issues that area discussed/documented in the Parks Master Plan [pp 87-88] and the focus of much citizen concern. Unduly constraining the Parks Master Plan Update as you outlined also seems inconsistent with existing City Council policy statements in the City Council adopted Parks & Recreation Vision, Mission and Key Goals; such as:

- strengthening community connectivity and exceptional customer service

- promote community health and wellness
- building a culture that embraces change and continuous improvement.
- Meet the underserved needs of the community
- Build an entrepreneurial focus that supplements city contribution
- staff to deliver world class offerings and exceptional customer service
- Provide opportunities that promote health and wellness and active lifestyles
- Develop a departmental culture that embraces change and promotes continuous improvement

The above Parks Vision, Mission and Key Goals; seem consistent with discussing the South Coastal Park gap, Planning Area F LCP requirements for the City to consider a 'Public Park' at Ponto, and the significant customer requests provided to the City. We could not understand the logic of how the City can update a "Parks Master Plan" without looking at major Parks issues like the South Carlsbad Coastal Park service area and facilities gap seems inappropriate. Can we talk about this? Is this something Staff and/or citizens should take to the City Council?

Again, as we stated at our meeting, our citizens sincerely care about Carlsbad and Carlsbad's future generations.

Thanks,
Lance

From: [Lance Schulte](#)
To: [Melanie Saucier](#)
Cc: [Cort Hitchens](#); [Erin Prahler](#); [Gabriel Buhr](#); kaily@surfridersd.org; [Council Internet Email](#); [Mike Sebahar](#); jodi.marie.jones; hrpeacock41@gmail.com; [Chas Wick](#); [WILLIAM VAN CLEVE](#); [Jim Nardi](#); [Nika Richardson](#)
Subject: Carlsbad LCPA comments for the public record - Surfrider Supports a Ponto Coastal Park
Attachments: [Surfrider Supports Ponto Park.pdf](#)

Melanie:

I assume you already have the attached included in your official record of LCPA comments. However, we wanted to forward to you, and ask for your official email confirmation that the above will be part of the City's official record of LCPA public comments; and ask how and when these comments will be discussed and addressed by City Staff, Planning Commission, Parks Commission, and City Council. Your email confirmation is greatly appreciated.

Sincerely,
Lance Schulte
People for Ponto

Carlsbad's LCPA contact:
Melanie Saucier
Associate Planner
1635 Faraday Avenue
Carlsbad, CA 92008
760-602-4605

From: Kaily Wakefield [mailto:kaily@surfridersd.org]
Sent: Tuesday, August 6, 2019 1:22 PM
To: council@carlsbadca.gov
Cc: Scott.Chadwick@carlsbadca.gov; ebbie.Fountain@carlsbadca.gov; Don.Neu@carlsbadca.gov; megan.cooper@scc.ca.gov; gabriel.penaflor@wildlife.ca.gov; Kyle.Lancaster@carlsbadca.gov; Katie.Sadd@asm.ca.gov; Greer, Keith; hasan.ikhrata@sandag.org; tim.dillingham@wildlife.ca.gov; sam.schuchat@scc.ca.gov; gbuhr@coastal.ca.gov; Andrew.Willis@coastal.ca.gov; clerk@sandag.org; lisa.urbach@parks.ca.gov; John.Donnely@wildlife.ca.gov; Jim.Desmond@sdcounty.ca.gov; deborah.ruddock@scc.ca.gov; cort.hitchens@coastal.ca.gov; Erin.Prahler@coastal.ca.gov
Subject: Surfrider Supports a Ponto Coastal Park

Hello,

Please be advised that the Surfrider Foundation San Diego County chapter supports the creation of a Ponto Coastal Park. Surfrider submitted the attached letter to the Carlsbad City Council on May 15, 2019. Those cc'd on this email have been included at the foot of the attached copy. Thank you for your consideration of this important matter.

Sincerely,
Kaily Wakefield

--

Kaily Wakefield
Surfrider Foundation I San Diego County Policy Coordinator
(858) 812-8392 | kaily@surfridersd.org

4.13.1 COMMUNITY PARKS



The center of Veteran's Park is incorrectly located on Palomar Airport Road ... seen at the base of the red arrow. The correct location is approximately at the point of the red arrow (on Faraday Road) and the correct corresponding as-the-crow-fly's service area is within the red circle. Veteran's Park is proposed to serve Southwest Carlsbad's park demand, but only a small sliver of Veterans Park as-the-crow-fly's service area is on the edge of Southwest Carlsbad. Due to indirect roadways the driving distance is much further than shown in the red circle.

4.13.2 SPECIAL USE AREAS



There is no Coastal Park to serve South Carlsbad Citizens-Visitors-Businesses. There are 10 Coastal Parks in North Carlsbad. The lack of Coastal Parks in South Carlsbad seems both unfair to South Carlsbad Citizens-Visitors-Businesses; and is unfair to North Carlsbad by forcing congestion into North Carlsbad & Encinitas/Solana Beach where there are Coastal Parks.

How Ponto Serves Region



- A Ponto Coastal Park fills a critical 6 mile gap of coastline without a Coastal Park - 8.6% of SD County coastline
- A Ponto Coastal Park Serves **over 26,000 homes & 64,000 citizens just in South Carlsbad without a Coastal Park**
- **Serves many more** people outside Carlsbad

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



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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)

	Yr. 2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	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

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 1.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		Expressed In Millions of US Dollars														
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		Expressed In Millions of US Dollars														
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 1.A.3

CARLSBAD BOULEVARD REALIGNMENT - Alternative 1, Parcel 4, Land Use Scenario A
RV Concessionaire 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	
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	0.09	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														
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	Expressed in Millions of US Dollars														
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
		Expressed In Millions of US Dollars														
TRANSIENT OCCUPANCY TAXES																
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															
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	\$ -	\$ 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
	<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		\$ -	\$ -	\$ -	\$ 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		Expressed in Millions of US Dollars														
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	-	-	-	-	-	
Aect./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)																	
		\$ -	\$ -	\$ (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	
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/Counseling	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	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	Expressed in Millions of US Dollars								Expressed in Millions of US Dollars							
	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

		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	
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
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%
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%
New Development Costs/2	\$ 135.00	\$ -	\$ 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
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

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

This is part of the data People for Ponto has provided since 2017 to the Carlsbad City Council, Planning & Parks Commissions; and CA Coastal Commission regarding the Coastal 11-acre Planning Area F site at Ponto and LFMP Zone 9.

For the 11-acre Planning Area F site at Ponto, Carlsbad's Existing (since 1994) Local Coastal Program (p. 101) LUP currently states for Planning Area F: carries a Non-Residential Reserve (NRR) General Plan designation. Carlsbad's Local Coastal Program states: "**Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. Planning Area F is an "unplanned" area ...**" and requires that: "**... As part of any future planning effort, the City and Developer must 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.**" CA Coastal Commission actions and Carlsbad Public Records Requests 2017-260, 261, and 262 confirm the City and Developer never did this! The City did not disclose to Citizens the existence of this Existing LCP LUP policy nor follow the LCP LUP policy during BOTH the Ponto Beachfront Village Vision Plan and General Plan Update planning processes. Those processes are fundamentally flawed. They are built on missing information and missing Citizen input.

The image below was requested by former Carlsbad Councilman Michael Schumacher at the Oct 23, 2018 City Council meeting. It shows how the South Coastal Carlsbad (Ponto) is not served by a Park per the City's adopted Parks Master Plan. It shows the nearest Poinsettia Park's official Park Service Area relative to the Ponto/South Coastal Carlsbad Park gap and deficit. The blue dots are park locations and blue circle(s) show the City's Adopted Park Service Areas. This data, from pages 87-88 of the City of Carlsbad Parks Master Plan. The City data below shows all City Parks (both Community Parks and Special Use Areas in Coastal Carlsbad (except Aviara Park east of Poinsettia Park and west of Alga Norte Park).

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



The above information (along with a lot of other relevant data) was never disclosed to Citizens nor discussed or considered relative to City planning efforts at Ponto. **The LCPA Public Review should be extended to allow time for City Staff to provide Redline version of the Existing LCP and the corresponding Draft LCPA LUP changes, full public review of this Redline Draft, and open and honest Community-based planning Workshops for specific areas of vacant Coastal Land - including a Ponto specific LCPA Community Workshop(s) to resolve issues.** www.peopleforponto.com



People for Ponto

Develop Ponto Right

Re: Ponto Beach / Parks and Open Space Deficit

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

I am informed that there is a current 6.6 acre park deficit in Coastal Southwest quadrant of Carlsbad, (south of Palomar Airport Road and west of El Camino Real); that there is a 30 acre open-space deficit in Zone 9 (west of I-5 and south of Poinsettia) of the Growth Management Plan; that the City is not requiring developers to first look at non-residential reserve and parks in Planning Area F (the large, undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel); and most importantly, I am informed that the City Council is currently reviewing plans to build a high-density, residential community in Planning Area F, a location perfectly situated to remedy the above deficits.

Accordingly, I am requesting and making my position known that:

- I want the City of Carlsbad to build a park at Ponto to serve residents and visitors alike.
- I believe any and all development west of I-5 should be dependent on developers providing the required and currently missing 30 acres of open-space.
- I do not want high-density, residential development at Ponto.
- I do not consider the proposed Veteran's Park, located 6 miles from Ponto, a suitable alternative to a Coastal Park and open-space for Ponto / west of I-5.

I thank you for your consideration!

Sign: Trudy J. Velasquez
Print Name: Trudy J. Velasquez
Date: October 18, 2018
Address: Oceanside, CA 92057
274 San Dimas Ave.

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Praher@coastal.ca.gov; info@peopleforponto.com

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- _____

I thank you for your consideration!

Sign: Ismael Velasquez
Print Name: Ismael Velasquez
Date: 10/18/2018
Address: Oceanside, CA 92057
274 San Dimas Ave.

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com



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- _____

I thank you for your consideration!

Sign: _____

Print Name: _____

Date: _____

Address: _____

Lucas Roop

Lucas Roop

10-19-18

533 Helsing Court

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
info@peopleforponto.com

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- _____

I thank you for your consideration!

Sign: 

Print Name: Chris Rood

Date: 10-19-18

Address: 533 Halsing Ct
Carlsbad, CA 92011

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
info@peopleforponto.com

People for Ponto

Develop Ponto Right

Re: Ponto Beach / Parks and Open Space Deficit

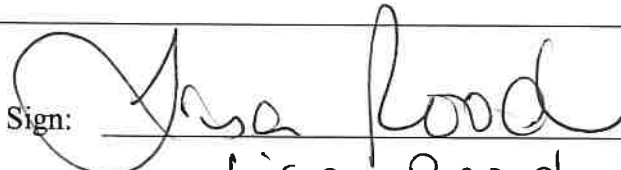
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I thank you for your consideration!

Sign: 

Print Name: Lisa Rood

Date: 10-19-18

Address: 533 Halsing Ct
Carlsbad, CA 92011

Email to:
Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
info@peopleforponto.com





People for Ponto

Ask you to

Be Honest & fix errors

Follow Growth Management Ordinance

Enforce Growth Management Standards

Provide Missing Open Space at Ponto

Care about Carlsbad-Citizens-Ponto

Be Honest & fix errors

- Fix errors in Staff Report
 - “All other [Open Space in LFMP-9] public facilities are currently meeting their adopted growth management performance standards for FY 2016-17”, p. 5
 - **LFMP Zone 9 is missing a minimum of 30-acres of ‘developer required’ GMP Open Space per the 15% unconstrained Performance Standard.**
 - **Clearly documented in 3 Official Carlsbad Public Records Request 2017-164, 2017-289, and 2018-289; City’s Open Space data, and City documents**
 - “In 1986, LFMZs 1 through 10, and 16 were already developed and considered to be in compliance with the open space performance standard.”, p. 41, p. 24 of monitoring report
 - **LFMP-9 says in 1989 only already developed land use was Lake Shore Garden Mobile Home Park that is only 13% or 55 of the total 417 acers in LFMP-9. p. 26**
 - **How can LFMP-9 be already developed in 1986 if in 1989 only 13% was developed?**

Be Honest & fix errors

- Fix errors in Staff Report
 - City's FY16/17 Growth Management Program Monitoring Report [p. 4, p. 21 in Staff Report] that says: **“What Happens if Facilities Do Not Meet the Performance Standard?** The Growth Management Plan requires development activity to stop if a performance standard is not being met. ... facilities (... **open space** ...) are analyzed on an Local Facility Management Plan Zone (LFMZ) basis. **If one of these facilities falls below the performance standard in a given LFMZ, development in that LFMZ would stop“**

Be Honest & fix errors

- 5/7/18 met City Manager on LFMP-9's missing 30-acres of developer required Open Space. 6/12/18 Debbie Fountain email with staff's final position:
 - Debbie said: **"... questioning the reasons [for the missing 30-acres of Open Space] is not productive..."**
 - Debbie said **developers can rely on inaccurate exemption from Growth Management Open Space Standard.**
 - Debbie **didn't justify statements with City of Carlsbad Municipal Code - Growth Management Ordinance 21.90.130 Implementation Requirements**
 - Debbie **didn't say if her [Staff's] position was the City Council's position, or if/how City Council made this decision**

Follow Growth Management Ordinance

Growth Management Ordinance 21.90.130(b) states:

- **“Adoption of a facilities management plan does not establish any entitlement or right to any particular general plan or zoning designation or any particular development proposal. ...**
- **no development occurs unless adequate facilities or improvements will be available ...**
- **The city council may initiate an amendment to any of the plans at any time if in its discretion it determines that an amendment is necessary to ensure adequate facilities and improvements”.**

Follow Growth Management Ordinance

Growth Management Ordinance 21.90.130(c) states:

- **“If ... city manager ... [thinks] ... the performance standards ... are not being met he or she shall immediately report the deficiency to the council.**
- **If the council determines that a deficiency exists then no further building or development permits shall be issued within the affected zone ... and ...**
- **an amendment to the city-wide facilities and improvements plan or applicable local facilities management plan which addresses the deficiency is approved by the city council and the performance standard is met”**

Follow Growth Management Ordinance

Growth Management Ordinance 21.90.130(d) states:

- “The city planner shall ... prepare **an annual** report to the city council ... which includes ... **a facilities and improvements adequacy analysis**, ... and **recommendation for any amendments to the facilities management plan.**”

Follow Growth Management Ordinance

In summary City's Growth Management Ordinance:

- Requires City Staff to report facility inadequacies – report missing 30-acres of Open Space
- Allows City Staff to recommend LFMP-9 Amendments to correct facility inadequacies - Why hasn't Staff recommended addressing the missing 30-acres of Open Space?
- GMP Ordinance conflicts with 6/12/18 City Staff email saying developers can rely on LFMP-9 that violates Open Space Facility Standard – LFMP-9 not a developer entitlement
- Allows City Council to amend at any time the city-wide GMP & LFMP-9 to fix Facility Standard deficiency - missing 30-acres of Open Space in LFMP-9
- Says a LFMP-9 does not establish any entitlement or right to any particular general plan or zoning designation or any particular development proposal

Growth Management Open Space Standard

- **“Open Space Standard: Fifteen percent [15%] of the total land area in the Local Facility Management Zone (LFMZ) exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development”**

See page 20 of your staff report [p. 4 City's FY16/17 Growth Management Program Monitoring Report

Ponto's Missing 30 acres of developer required Open-Space

City data & documents show developers falsely exempted from providing Growth Management Program required open-space:

City's data calculations of open-space at Ponto

472 Acres
(197 Acres)
275 Acres
X 15%
41 Acres

(11 Acres)
30 Acres

Total land in LFMP Zone 9 [Ponto] per City of Carlsbad GIS data
Constrained and Excluded from GMP Open Space Calculations
Area unconstrained in LFMP Zone 9
GMP Minimum unconstrained Open Space requirement
GMP Minimum unconstrained Open Space required in LFMP
Zone 9
GMP Open Space provided & mapped in LFMP Zone 9
**Missing unconstrained Open Space needed in LFMP Zone 9 to
meet the minimum GMP Open Space Standard [73% missing]**

Care about Carlsbad-Citizens-Ponto

We ask you to care about Carlsbad, Citizens, & Ponto; and put those interests above a developer's:

- Recognize & fix the flawed prior Ponto planning processes
 - twice City/developers failed to comply with Carlsbad Local Coastal Program [p. 101] requirements to first ‘consider/document Ponto as a Public Park and/or Low-cost visitor accommodations’
 - LFMP-9 missing 30-acres of developer required Open Space
 - Failure to disclose LCP and Open Space issues & directly involve community about Ponto planning – a ‘planning area’ of our planned community. Developer led process was fundamentally flawed
 - Failure to provide any meaningful South Carlsbad Coastal Park for residents/visitors

Care about Carlsbad-Citizens-Ponto

We ask you to care about Carlsbad, Citizens, & Ponto. Put those interests above a developer's:

- Follow Growth Management Ordinance 21.90.130 and require LFMP-9 to provide missing 30-acres of Open Space
- Require in all Update Tiers: that developers provide Open Space in LFMP-9 per the GMP Open Space Standard
- Comprehensively re-plan Ponto with a Community-based [not developer based] planning process that considers our long-term Coastal needs

Care about Carlsbad-Citizens-Ponto

- Consider how sea level rise and erosion will remove Coastal areas and require Coastal Open Space buffers and upland Coastal Parks
- Consider how much Coastal Open Space and Coastal Park acres are needed for South Carlsbad's 64,000 existing, and more inland future, residents. Avoid overcrowding of North Carlsbad Coastal Parks
- Consider over 4 presentations & over 300 letters/emails already provided you from concerned Citizens

Thank You

We hope you will

Be honest & fix errors

Follow the Growth Management Ordinance

Enforce Growth Management Standards

Provide LFMP-9's missing 30-ac of Open Space

Care about Carlsbad-Citizens-Ponto

Together we can *Develop Ponto Right!*

www.peopleforponto.com







People for Ponto

Develop Ponto Right

Re: Ponto Beach / Parks and Open Space Deficit

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

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- I do not consider the proposed Veteran's Park, located 6 miles from Ponto, a suitable alternative to a Coastal Park and open-space for Ponto / west of I-5.

Really!!!

LAST BLUFF PROPERTY NEEDS TO BE LIKE DEL MAR → BLUFF PARK, THIS IS IT CARLSBAD! DON'T BLOW IT!!

I thank you for your consideration!

Sign: Kew Miller

Print Name: Kew Miller

Date: 10/20/2018

Address: 525 STEEN WAY

CARLSBAD CA 92011

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

People for Ponto

Develop Ponto Right

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- Please think of the people first!

I thank you for your consideration!

Sign:

Elizabeth M. DeKey

Print Name:

ELIZABETH DEKEY

Date:

20 October 2018

Address:

Santee California
92071

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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I do not want single lanes anywhere on the coast highway

I thank you for your consideration!

Sign: William Eggen

Print Name: William Eggen

Date: 10-20-18

Address: 822 Camino Del Sur
Carlsbad 92011

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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- _____

I thank you for your consideration!

Sign: 

Print Name: Maria Hennawacker

Date: 10/20/18

Address: Carlsbad - ca

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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- _____

I thank you for your consideration!

Sign:

Gloria C. Lee

Print Name:

Gloria C. Lee

Date:

10-20-18

Address:

*14533 Edgemoor Pl.
Santa Clarita, CA*

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

91387

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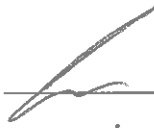
I thank you for your consideration!

Sign: _____

Print Name: _____

Date: _____

Address: _____



Jenna Sweeney

10/19/18

853 Bluebell Ct Carlsbad

92016

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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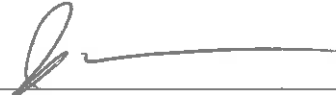
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I do not consider the proposed Veteran's Park, located 6 miles from Ponto, a suitable alternative to a Coastal Park and open-space for Ponto / west of I-5.

I thank you for your consideration!

Sign: 

Print Name: Jeff Swan

Date: 10-20-10

Address: 853 Bluebell CT
Carlsbad CA 92011

Email to:
Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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I thank you for your consideration!

Sign: _____

Print Name: _____

Date: _____

Address: _____



Nick Arcute

10/20/2018

1359 Orpheus Ave 92024

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

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I thank you for your consideration!

Sign: Erwan Meil

Print Name: Erwan Meil

Date: 10/20/2018

Address: 13384 Palomaria Way
San Diego CA 92130

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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-

I thank you for your consideration!

Sign:

David Melendez

Print Name:

David Melendez

Date:

10/20/18

Address:

1597 Martinsale Court
Carlsbad, CA 92011

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Praher@coastal.ca.gov; info@peopleforponto.com

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Sign: 
Print Name: Erin Praehler
Date: 10-20-2018
Address: 734 Algsum Road
Carlsbad CA

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Praehler@coastal.ca.gov; info@peopleforponto.com

92011

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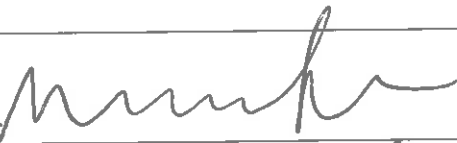
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I thank you for your consideration!

Sign:



Print Name:

Margaret Kraes

Date:

10/20/18

Address:

565 Southbridge Ct

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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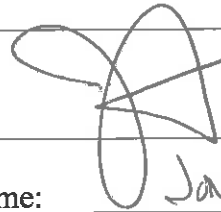
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Sign: _____

Print Name: _____

Date: _____

Address: _____



Jan Pohl

10/20/18

3812 PIONEER BLVD SDCA

92103

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

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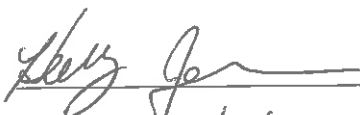
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- _____

I thank you for your consideration!

Sign: 
Print Name: Holly Johnson
Date: 10/20/18
Address: 70202 67th Ave NE Seattle WA 98223

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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I thank you for your consideration!

Sign: Alicia Hernandez
Print Name: Alicia Hernandez
Date: 10/20/18
Address: 1720 W Placita Sin Parada
Sahuarita AZ 85629

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
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- _____

I thank you for your consideration!

Sign: _____



Print Name: _____

Alice Kres

Date: _____

10/20/18

Address: _____

5608 Ranch Ave Se2-98118

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

Re: Ponto Beach / Parks and Open Space Deficit

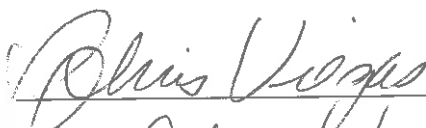
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Sign: 
Print Name: CHRIS VIEGAS
Date: 10/20/18
Address: _____

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Print Name: _____

Date: _____

Address: _____

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Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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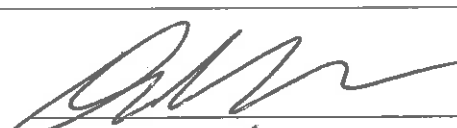
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Sign: _____

Print Name: _____

Date: _____

Address: _____


Derek Weaver
10/20/18
1920 Northstarway
San Marcos

Email to:

Mat.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

People for Ponto

Develop Ponto Right

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Sign: _____

Print Name: _____

Date: _____

Address: _____

Charlene Ann Brady

Charlene Ann Brady

10/20/18

*1920 Northstar Way
San Marcos, 92078*

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Praher@coastal.ca.gov; info@peopleforponto.com

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Sign: _____

Print Name: _____

Date: _____

Address: _____

Erin Wilson

Erin Wilson

10/20/18

*2630 Pinaros Way #18
Carlsbad, CA. 92008*

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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I thank you for your consideration!

Sign: Kayley Hoggan
Print Name: Kayley Hoggan
Date: 10-28-18
Address: 6984 Goldstone Rd.
Carlsbad, 92009

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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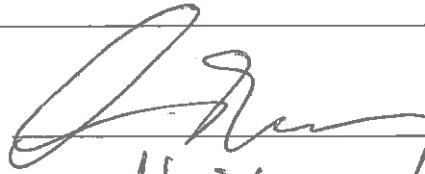
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Sign:

Print Name:

Date:

Address:



Al Egey

10/20/18

1820 Melrose Dr

SAN MARCOS, CA. 92078

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

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I thank you for your consideration!

Sign: C Sachs

Print Name: Celestina Sachs

Date: 10-21-18

Address: 3360 Corte del Cruce
Carlsbad, CA 92009

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

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I thank you for your consideration!

Sign: 
Print Name: Vivian Price
Date: 10/20/18
Address: 825 Skysail Ave
Carlsbad, CA 92011

Email to:
Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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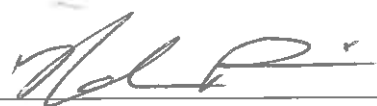
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Sign: 
Print Name: Nolan Popping
Date: 10/20/2018
Address: Carlsbad

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
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I thank you for your consideration!

Sign: 

Print Name: MARINA PEIRO

Date: 20 / 10 / 2018

Address: Carlsbad

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

Erin.Prahler@coastal.ca.gov; info@peopleforponto.com

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Sign: R. McNulty
Print Name: Rebecca McNulty
Date: 10/20/18
Address: 3435 Spanish way
92008

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
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Print Name: _____

Date: _____

Address: _____



Ken Seifert

10-20-18

2320 Rising Glen Wy # 307
Carlsbad, CA 92008

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

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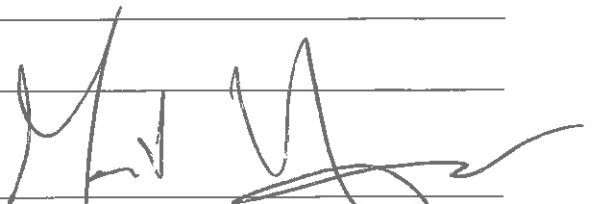
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Print Name: _____

Date: _____

Address: _____


Mark Harvath
10/20/18
1301 Cornish Drive
92007 Cardiff

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;

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I thank you for your consideration!

Sign: 

Print Name: Monique Harmen

Date: 10/20/18

Address: 1301 Cornish Dr.
Cardiff 92004

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
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Sign: Terry A. Rasmussen

Print Name: Terry A Rasmussen

Date: 10-20-2018

Address: Ponto

Email to:

Matt.Hall@carlsbadca.gov; CityCouncil@carlsbadca.gov; gbuhr@coastal.ca.gov;
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Re: Ponto Beach / Parks and Open Space Deficit

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

I am informed that there is a current 6.6 acre park deficit in Coastal Southwest quadrant of Carlsbad, (south of Palomar Airport Road and west of El Camino Real); that there is a 30 acre open-space deficit in Zone 9 (west of I-5 and south of Poinsettia) of the Growth Management Plan; that the City is not requiring developers to first look at non-residential reserve and parks in Planning Area F (the large, undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel); and most importantly, I am informed that the City Council is currently reviewing plans to build a high-density, residential community in Planning Area F, a location perfectly situated to remedy the above deficits.

Accordingly, I am requesting and making my position known that:

- I want the City of Carlsbad to build a park at Ponto to serve residents and visitors alike.
- I believe any and all development west of I-5 should be dependent on developers providing the required and currently missing 30 acres of open-space.
- I do not want high-density, residential development at Ponto.
- I do not consider the proposed Veteran's Park, located 6 miles from Ponto, a suitable alternative to a Coastal Park and open-space for Ponto / west of I-5.
- _____

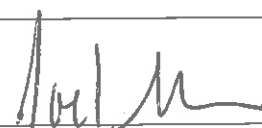
I thank you for your consideration!

Sign: _____

Print Name: _____

Date: _____

Address: _____


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1/9/2018
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