

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 or 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 existing 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.

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 or 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 existing 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 than 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@sduiontribune.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.

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 or 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%.

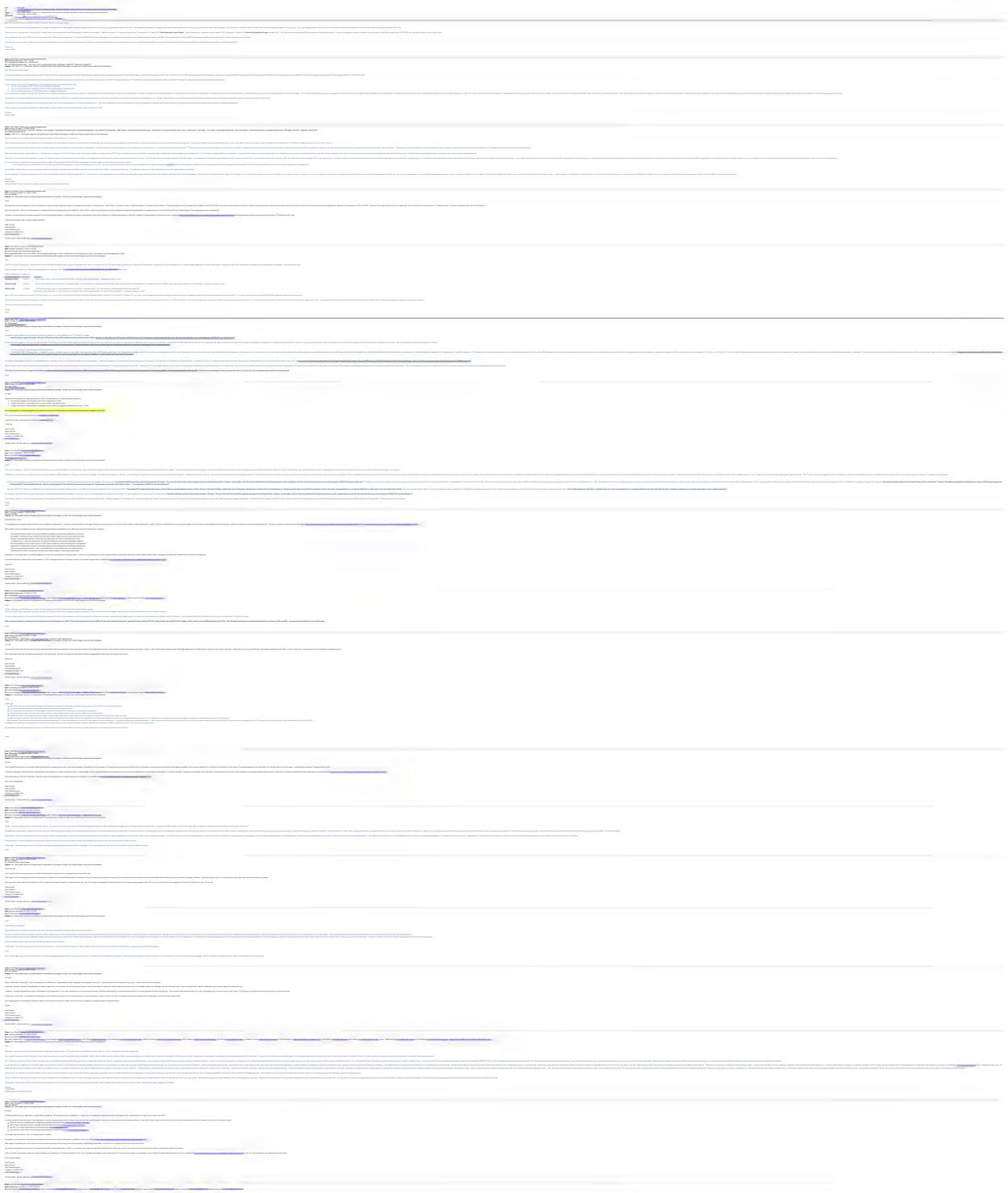
2007 Ponto Beachfront Village Vision Plan: As noted several times above there were fundamental public disclosure and participation flaws with this plan. It was rejected by the CA Coastal Commission in 2010 in part for those reasons. These flaws are confirmed by the City’s own data as a result of multiple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

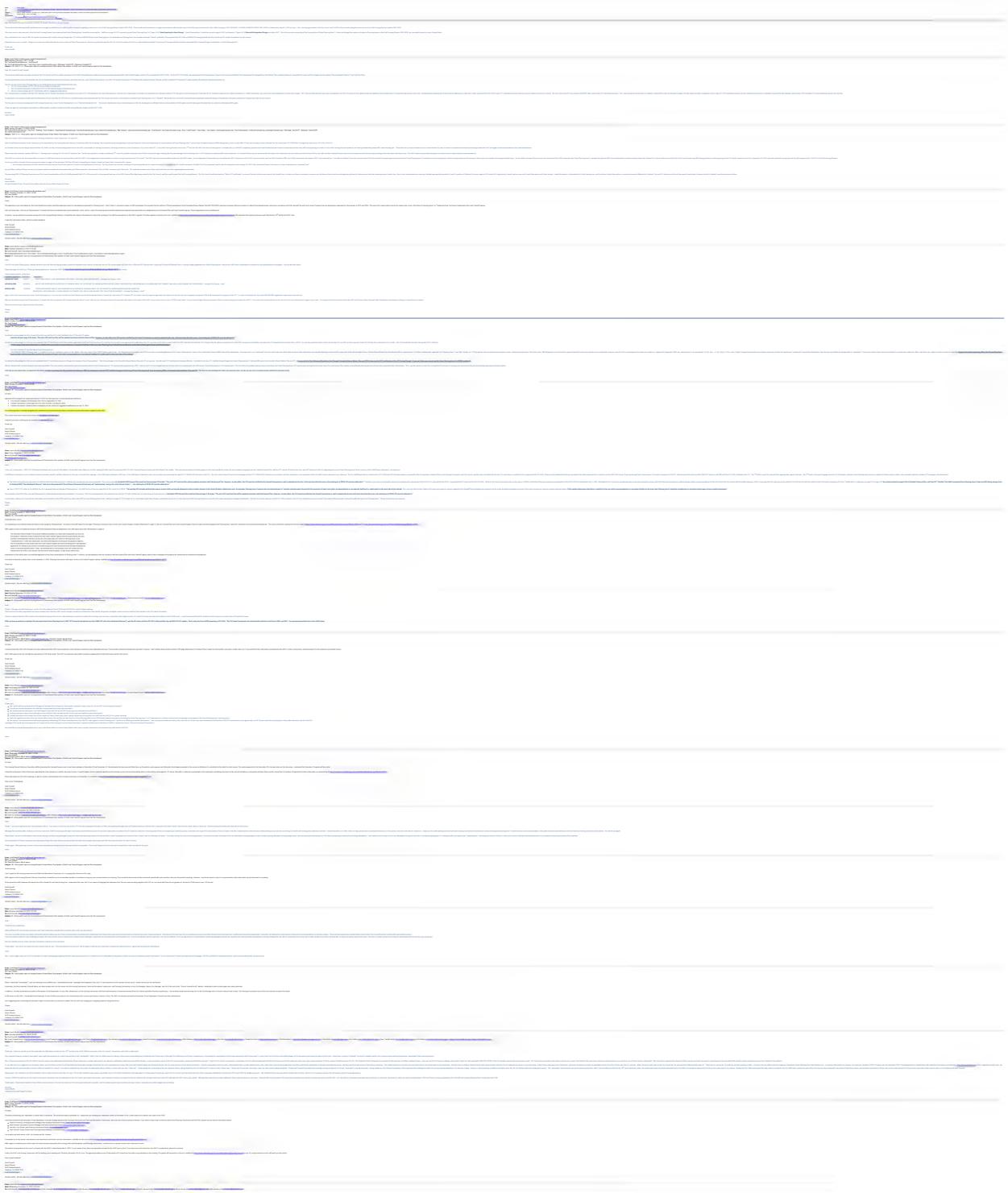


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Toni@Coastal'

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Toni@Coastal'

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General Comparative tax-payer costs/benefits to address planned loss of 30+ acres of Coastal Open Space Land Use at Ponto/West BL/South Carlsbad:

Generalized Costs (excepted estimated intersection upgrades) are based on general City data from official public records requests and publicly stated costs by Mayor Hall in 2019 at Meet the Mayor Realtor luncheon at Hilton Garden Inn. Benefits data based on City data and map analysis.

1. Existing situation & adding missing sidewalk/path and additional public parking:

177 existing parking spaces along South Carlsbad Blvd

Existing 4 vehicle lanes and 2 bike lanes

The only missing component of “Complete/Livable Street” is a pedestrian sidewalk/path

Total cost: \$ 3.8 to 6.1 million to provide missing sidewalk/path and add more parking

Cost to provide missing sidewalks per City data = \$3-5 million (based on path width)

Cost to add parking in abandoned Carlsbad Blvd North and South of Poinsettia ranges from:

273 additional spaces = \$ 0.76 million

546 additional spaces = \$ 1.1 million

Plus an estimated \$1.5 million for 2 signalized intersection upgrades to provide full 4-way access

\$19,275 to \$13,899 per additional parking space

2. ‘Promenade Proposal’ [AECOM 11/26/2013 Alternative Development Meeting]

Total Cost is \$75 million per Mayor Matt Hall. Would be most the expensive City project so far. \$75

million current cost appears consistent with 20-years of cost inflation of the basic (unmitigated environmental and traffic) 2001 costs of \$26.5 to 37.3 million (in 2001dollars). The 2001 Study indicated

fully mitigated costs will be higher. **The current \$75 million basic promenade cost comes to:**

\$872,093 per additional parking space

\$ 18.7 to 7.5 million per acre for narrow Passive Park areas (from portions of city roadway)

86 additional parking spaces created = 263 replacement spaces - 177 existing spaces removed

Includes multi-use pathway (sidewalk) within primarily native/natural landscaping

Possible 50% reduction in vehicle lanes (from 4 to 2 lanes) with corresponding traffic congestion like at Terramar. Not clear if Citizens approve of doubling traffic congestion.

Includes about 4 - 10 acres for possible narrow passive Park area, however AECOM plans look smaller.

Does not purchase any new land (only reconfigures existing City land) so requires Carlsbad Citizens to vote to expend funds per Proposition C.

2013 Promenade proposal did not consider and map 2017 sea level rise data to show what areas of the promenade proposal would be lost due to sea level rise.

3. Ponto Coastal Park

Total Cost: \$20 – 22 million to purchase and build 11-acres as Mayor Matt Hall has publicly stated

\$ 2 to 1.8 million per acre for new and fully useable City Park area

175% to 10% more total park land than ‘Promenade Proposal’

Includes adding 11-acres of new and viable parkland similar in shape (but larger in size) than Carlsbad’s Holiday Park.

Ponto Park’s cost savings over ‘Promenade Proposal’ = \$55 to 53 million

Ponto Park’s + adding missing sidewalks cost savings over ‘Promenade Proposal’ = \$52 to 48 million

Ponto Park’s + adding missing sidewalks + 273 additional parking spaces cost savings over “Promenade Proposal” = \$49.7 to 45.7 million

Ponto Park’s + adding missing sidewalks + 546 additional parking spaces cost savings over “Promenade Proposal” = \$49.4 to 45.4 million

General Comparative cost-benefits of existing-promenade-Ponto Park

4. Combining both #1 and #3 above

Creates at cost effective and highly beneficial Coastal Park-Coastal Parking-Completes Streets solution.

- a. Ponto Park's location allows it to use the 337-610 parking spaces created by #1 above (177 existing + 273 to 546 new parking spaces). The 337-610 parking spaces will allow Ponto Park to effectively host special community events.
- b. Acquiring Ponto Park's 11-acres provides both the City and State of CA with important 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 #2 the likelihood this very expensive City expenditure would be abandoned by the City to allow relocation of the Campground is practically nil.
- c. Carlsbad' 2017 Sea Level Rise study shows SLR will eliminate ½ of the State Campground – a 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. Ponto Park could also provide for “upland” relocation of the State Campground.



From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:25:14 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

alyce oreilly

Email

alyceoreilly@yahoo.com

City

carlabad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:53:06 PM

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This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Amanda Noeldechen

Email

achambers2863@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:25:15 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Additional Comments

Please. Let's build a park and preserve the beautiful coast

Name

Andrew Eads

Email

andreweads@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:15:42 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Andrew Stein

Email

andytstein@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:17:53 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

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Name

Andrew Swonetz

Email

dswonetz@roadrunner.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:29:27 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Andrew Sybrandy

Email

asybrandy@pacificgyre.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:22:03 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Andy Palmer

Email

andrewfpalmer@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:40:21 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please consider our repeated requests for open space.

Name

Anne Licata

Email

licatac@hotmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:27:17 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Atsuko Suzuki

Email

Lowell1230@comcast.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 11:59:53 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Barbara Oetting

Email

theoettings@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 6:15:56 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please hear our cries!!! We deserve to have our voices and desires considered.

Name

Barbara Tronowsky

Email

dodobugs1959@yahoo.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:28:52 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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Name

Barbi Anderson

Email

bmayand@msn.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 11:53:37 AM

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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Name

Belinda Harris

Email

grandmabel@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 6:34:35 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

The development in this corridor is out of control and we must preserve what littl land is left for the people and reduce congestion further

Name

Bob Pollock

Email

pollockr@prodigy.net

City

ENCINITAS

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:19:04 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Any kind of residential or business use for this land will have a negative impact on the nearby nature preserve. We need to protect this area and maintain open space use to protect the sensitive environment around the lagoon.

Name

Bozhena Bidyuk

Email

bbidyuk@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 7:02:47 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Cara Krenn

Email

carakrenn@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [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"](#); [Boyle, Carrie@Coastal](#); ["Moran, Gina@Parks"](#); ["Smith, Darren@Parks"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#); [Homer, Sean@Parks](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues - LCPA Public Comment - Low-cost Visitor Accommodations - Updated 2021-4-26 & SLR and missing-planned loss of Coastal OS at Ponto
Date: Friday, April 30, 2021 7:20:46 AM
Attachments: [Carlsbad 2019 proposed Draft LCP Amendment - Public Comments - Low-cost Visitor Accommodations - updated 2021-4-26.pdf](#)
[Sea Level Rise and Carlsbad DLCP-LUPA planned loss of OS at Ponto.pdf](#)

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

The Pubic Comments data file attached in the 1/12/2021 email below has been updated to:

1. account for some 141 additional privately-owned existing Low-cost Visitor Accommodations in Oceanside's Coastal Zone that were not included previous data file. There are at least 243 privately-owned low-cost campground/RV spaces in Oceanside, along with 170 City-owned spaces. This updated Low-cost Visitor Accommodation data should be considered with Carlsbad's projected/planned loss of Carlsbad's only Low-cost Visitor Accommodations (State Parks Campground at Ponto that is designated Open Space in Carlsbad's LCP & General Plan) and additional loss of Coastal Zone recreation Open Space Land Use designations (beaches) at Ponto according to the 2017 Carlsbad Sea Level Rise assessment. Carlsbad's 2015 General Plan (and Carlsbad's currently proposed LCP-LUPA) do not account for the significant loss of Coastal Zone Open Space Land Use identified in the 2017 Carlsbad Sea Level Rise assessment. Please see prior Updated Coastal Recreation Public Comments on the DLCP-LUPA.
2. Please also see the attached Public Comments on the LCP-LUPA and Ponto related actions summarizing the missing and projected loss of Coastal Zone Open Space Land Use at Ponto.

Coastal Open Space Land Use designations (Coastal Recreation and Low-cost Visitor Accommodations) are "high-priority" land uses per the CA Coastal Act. Residential use is a lower priority.

As noted in the previous Low-cost Visitor Accommodation Public Comment data file, Carlsbad provides less Low-cost Visitor Accommodations v. the adjoining cities of Oceanside and Encinitas. Over 50% of Oceanside's Low-cost accommodation campground/RV facilities are privately owned and managed. The attached updated data shows even less relative Low-cost Visitor Accommodations in Carlsbad. The projected/planned loss of all of Carlsbad's Low-cost Visitor Accommodations as identified in the attached Sea Level Rise and Carlsbad DLC-LUPA planned loss of Open Space at Ponto data file shows Carlsbad's proposed DLCP-LUPA makes this situation much worse. The DLCP-LUPA makes this much worse by planning to forever change the Coastal Land Use to low-priority residential land use. The DLCP-LUPA proposal will thus eliminate the ability of Ponto Planning Area F to provide (consistent with CA Coastal act Policy) the 'Upland relocation' of Coastal Open Space – Coastal Recreation and Low-cost Visitor Accommodations planned to be lost due to coastal erosion and sea level rise.

As Carlsbad and CA citizens we hope you read the points in the email below along with the updated data file on Low-cost visitor Accommodations; and consider them with the attached Sea Level Rise impact on Coastal Open Space Land Uses data, and with the prior Updated Coastal Recreation public comments data file.

Sincerely,
Lance Schulte

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]
Sent: Tuesday, January 12, 2021 11:18 AM
To: 'CityCouncil@carlsbadca.gov'; 'City Clerk'; 'Planning'; 'Scott Chadwick'; 'Gary.Barberio@carlsbadca.gov'; 'Don.Neu@carlsbadca.gov'; 'Kyle.Lancaster@carlsbadca.gov'; 'Mike Pacheco'; 'david.decordova@carlsbadca.gov'; 'Scott Donnell'; 'Erin.Prahler@coastal.ca.gov'; 'Ross, Toni@Coastal'; Carrie Boyle (carrie.boyle@coastal.ca.gov); 'Moran, Gina@Parks'; 'Smith, Darren@Parks'; 'info@peopleforponto.com'; 'Bret Schanzenbach'; 'Kathleen@carlsbad.org'; 'planning@carlsbadca.gov'; 'McDougall, Paul@HCD'; 'Mehmood, Sohab@HCD'; Homer, Sean@Parks (Sean.Homer@parks.ca.gov)
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - Low-cost Visitor Accommodations
Importance: High

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

Over 14-months ago in the 11/22/19 7:43pm email below People for Ponto Carlsbad citizens first provided the City of Carlsbad 6-pages of both data and comments on 4 critical Coastal high-priority Low-Cost Visitor Accommodation issues (see the attached file). The 6-pages of data and 4 critical issues did not seem to be receiving appropriate disclosure/presentation/discussion/consideration in the Dec 2, 2020 Staff Report to the Planning Commission. To assure the 6-pages of citizen data and requests in the 11/22/19 email was received by the Planning Commission the file was re-emailed (see below) on 12/21/20 12:59pm and specifically addressed to City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD.

It is requested that each of these 4 critical Coastal Low-Cost Visitor Accommodation issues (with 6-pages of supporting data) be honestly considered.

One issue that that is important to consider is that most CA visitors to the CA Coast live within a 1 hour drive of the Coast. So a Coastal Park, that is free, provides the lowest cost (i.e. no cost) accommodation for the vast majority of CA Coast Visitors and CA Citizens.

Over-night sleeping accommodations along the Coast are important, and are vital for any Coastal visitor beyond 1 hour drive to the Coast. But a significant amount of CA citizens visiting the coast can be most efficiently and cost-effectively accommodated for their Coastal visit by a free Coastal Park. A free Coastal Park is the lowest-cost Coastal visitor accommodation, along with Coastal parking or mass transit to the Coast, that can be provided for most CA Citizens.

There is a finite amount of CA Coastline and neighboring Coastal land. There is a finite amount of precious little remaining vacant Coastal land to provide High-priority low-cost visitor

accommodations and Coastal Recreation for this finite amount of coastline. This currently vacant Coastal land will have increased CA State population and CA visitor growth pressures to accommodate CA's high-priority Coastal Recreation and Low-cost Visitor Accommodation needs.

We hope the Carlsbad City Council and Carlsbad City Commissions, and CA Coastal Commission & HCD will honestly consider the data and citizen input in this email and attachment.

Thank you.

Sincerely,
Lance Schulte

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

Sent: Monday, December 21, 2020 12:59 PM

To: 'CityCouncil@carlsbadca.gov'; 'City Clerk'; 'Planning'; 'Scott Chadwick'; 'Gary.Barberio@carlsbadca.gov'; 'Don.Neu@carlsbadca.gov'; 'Kyle.Lancaster@carlsbadca.gov'; 'Mike Pacheco'; 'david.decordova@carlsbadca.gov'; '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@carlsbadca.gov'; 'McDougall, Paul@HCD'; 'Mehmood, Sohab@HCD'

Cc: 'info@peopleforponto.com'

Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - Low-cost Visitor Accommodations

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:mevers-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.

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</u>	<u>total</u>	<u>Unusable</u>	<u>% of park</u>	<u>reason unusable</u>
<u>Unusable Open Space acreage</u>	<u>park</u>	<u>park</u>	<u>unusable</u>	
	<u>acres</u>	<u>acres</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 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 deceit) 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:

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

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

- 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



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

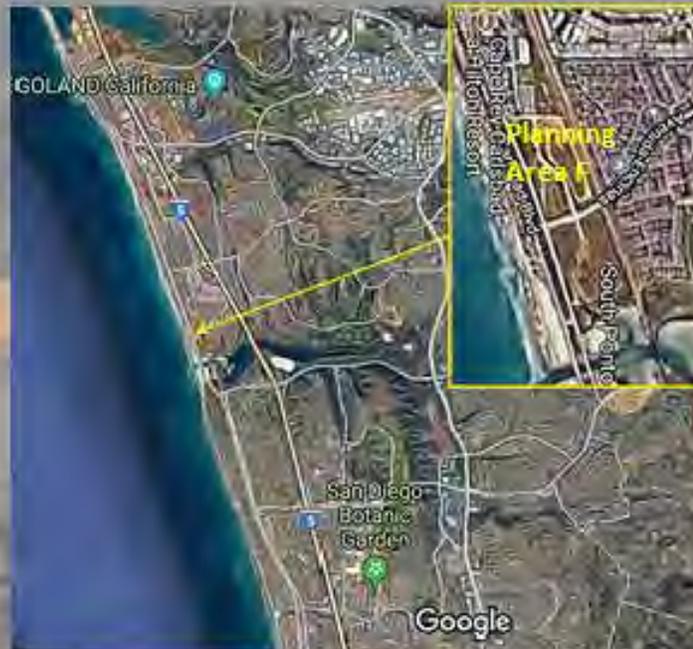


As People for Ponto first uncovered and then communicated in 2017 to the City and CCC; Carlsbad's Existing (since 1994) Local Coastal Program LUP currently states (on page 101) that Ponto's Planning Area F: carries a Non-Residential Reserve (NRR) General Plan designation. Carlsbad's Existing Local Coastal 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.

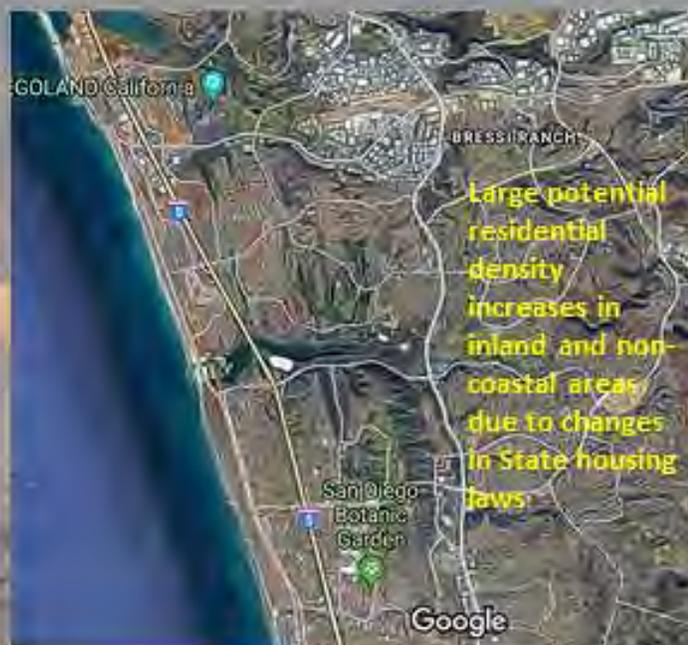
How Ponto Serves Region cont.

- **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

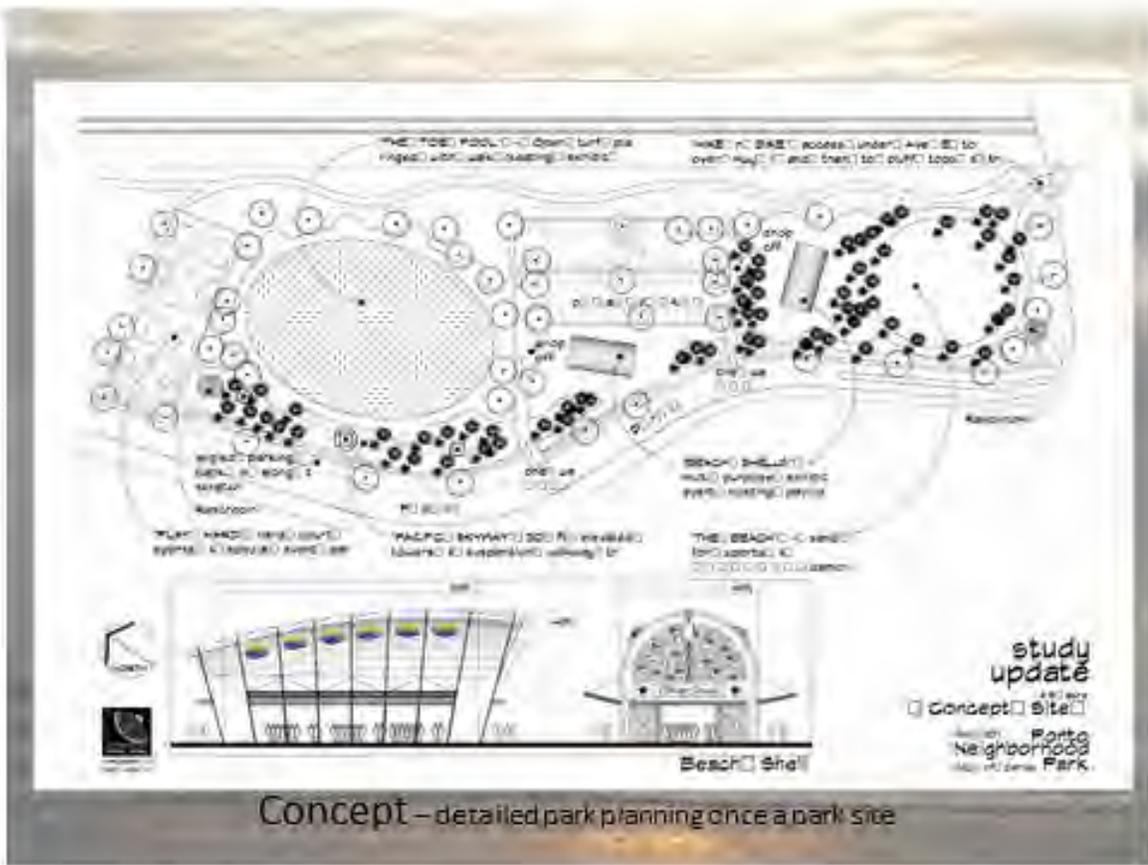


Ponto Coastal Park Concept

- 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.



6. Projected increases in California, San Diego County and Carlsbad population and visitor growth increases the demand for High-Priority-Coastal Recreation land use:
- 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.

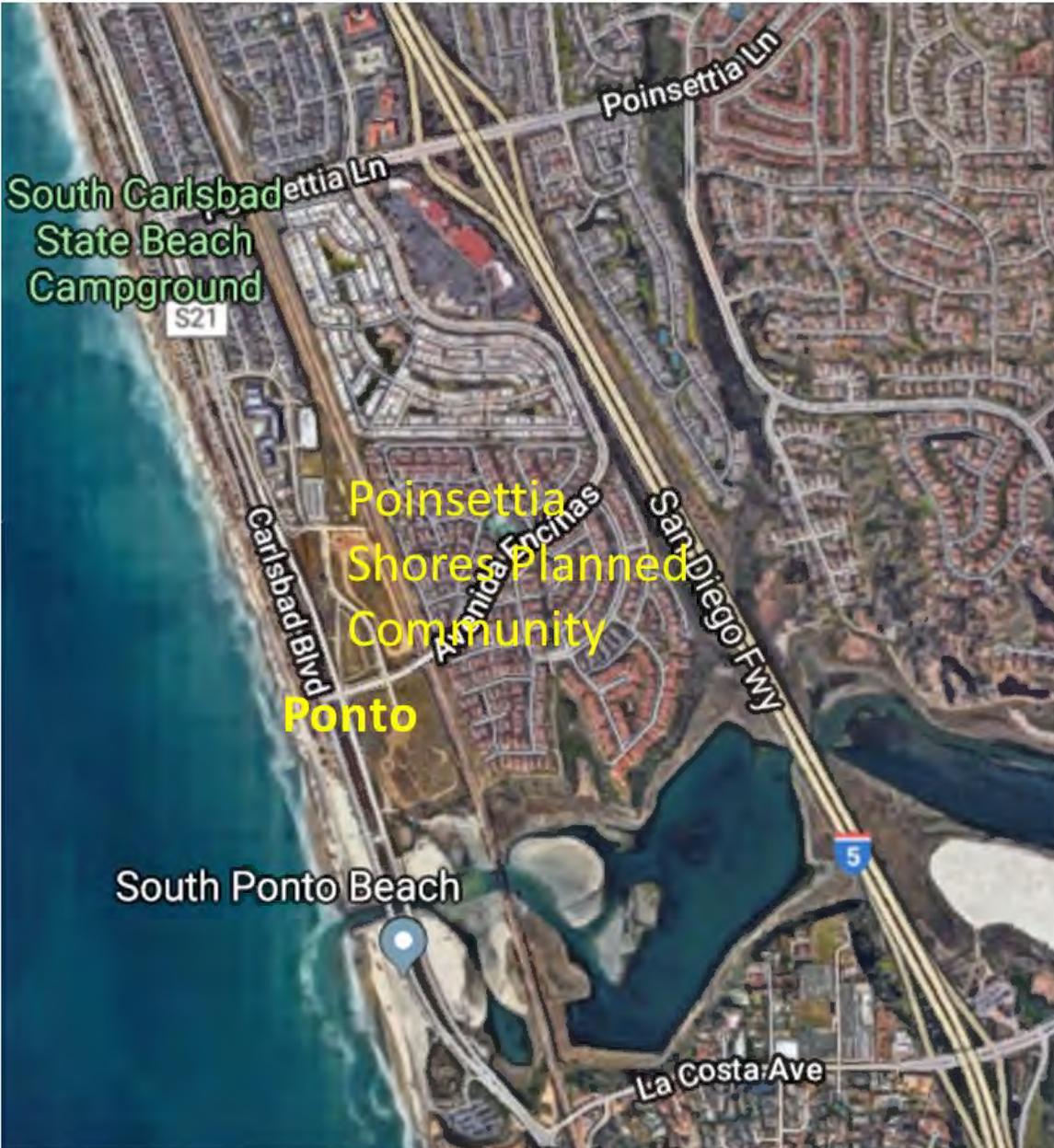
Currently and since 1996 there has been LCP LUP Policy/regulations for Ponto Planning Area F that require consideration of a “Public Park” prior to changing the existing “unplanned Non-residential Reserve” Land Use designation. A map and data base of vacant developable Coastal land should be provided 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.

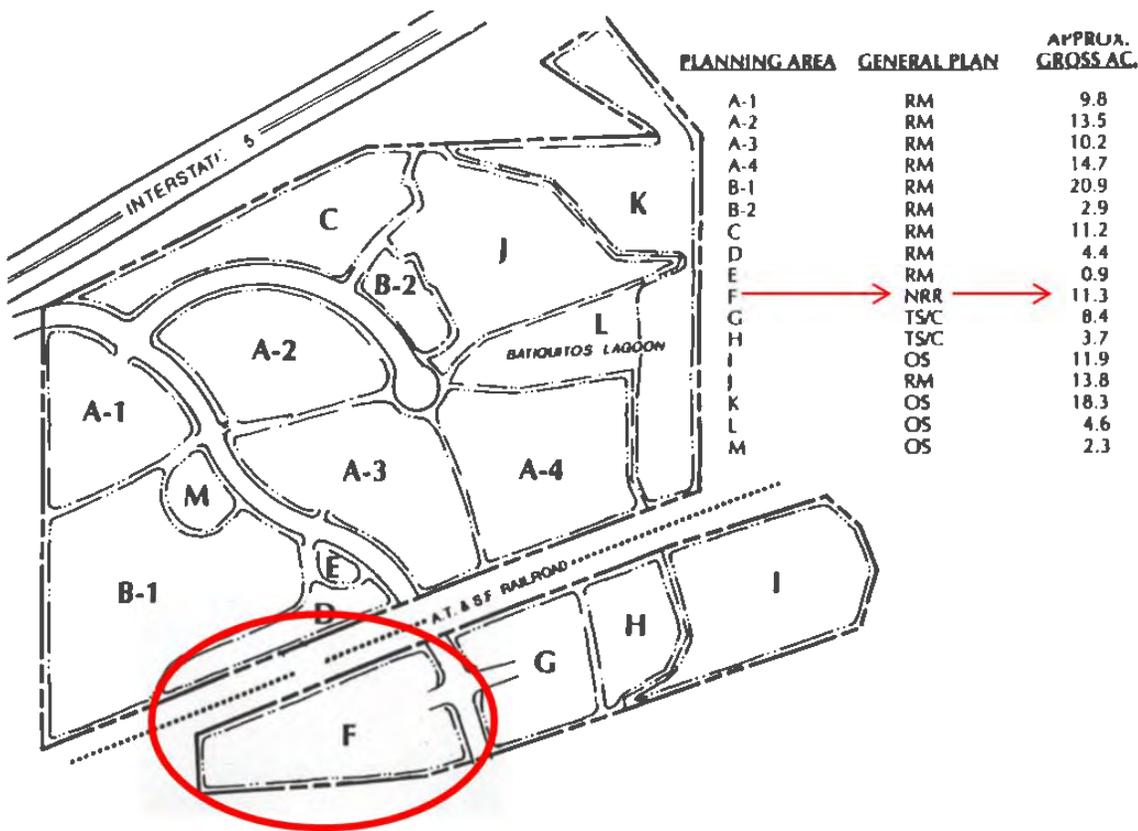
Repeatedly over 90% of surveyed citizens (results emailed prior to both the City and CCC) have expressed the vital need and desire for a Coastal Park at Ponto to serve the current and future Coastal Recreation needs for all both Ponto and South Carlsbad and for larger regional and State Coastal Recreational 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.
- Ponto, is one of last remaining vacant and undeveloped Coastal lands in North County
 - Ponto is the last remaining undeveloped Coastal land in South Carlsbad
 - 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”.
 - 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 Batiqitos 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 Batiquitos Lagoon’s adjoining steep sensitive habitat slopes directly connect along the Bluff-top. Batiquitos 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.

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 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.

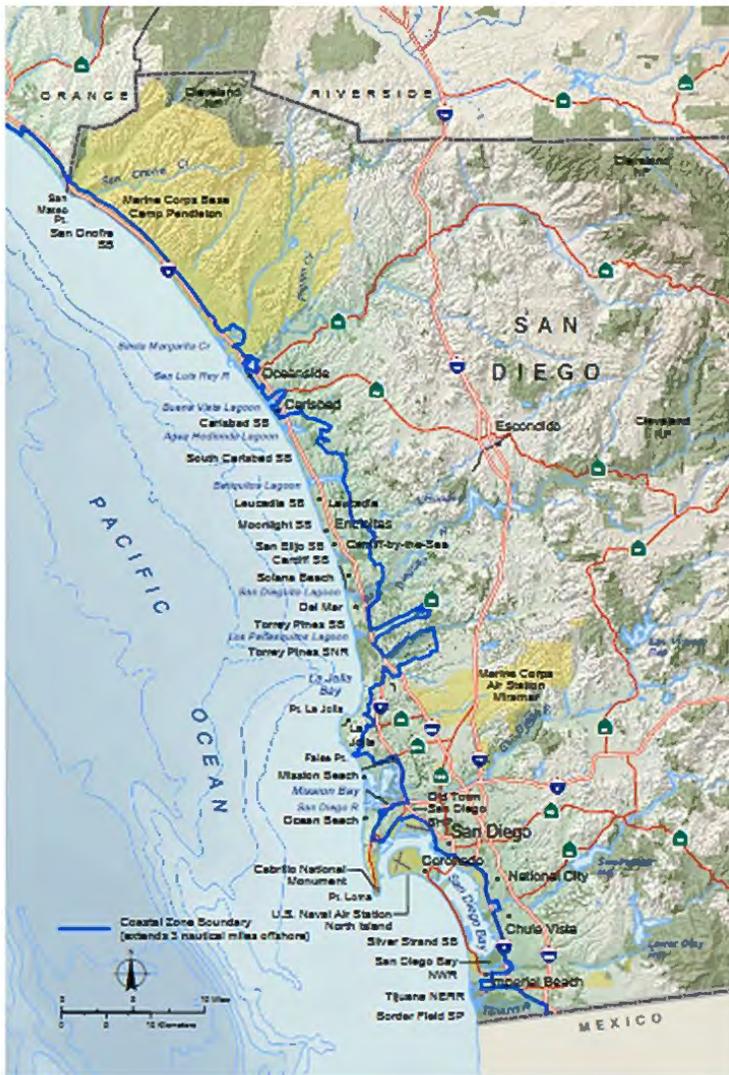
The City did extend the Public Review period 2-months over the holidays to January 31, 2020. This is appreciated although many think this is inadequate given the significance of the Proposed Land Use Plan Amendments, and lack of Redline Version to compare. The City and their consultants required several 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

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 an 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
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- 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

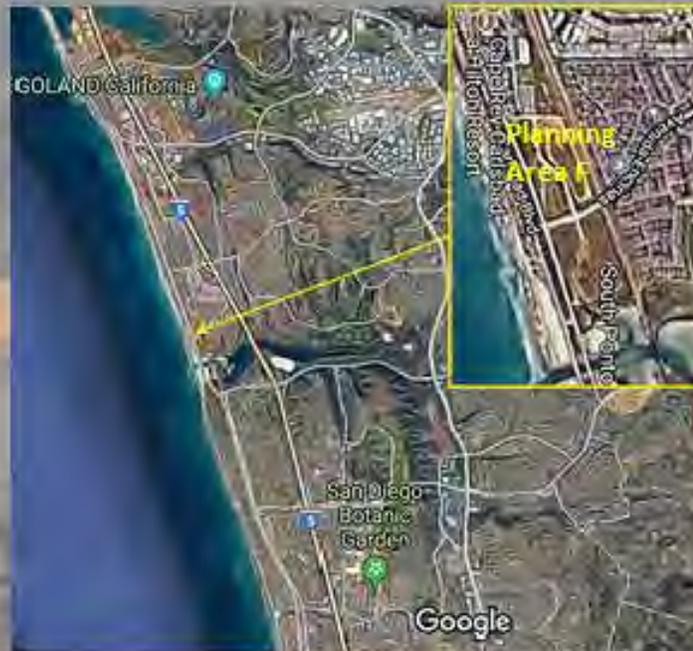


As People for Ponto first uncovered and then communicated in 2017 to the City and CCC; Carlsbad's Existing (since 1994) Local Coastal Program LUP currently states (on page 101) that Ponto's Planning Area F: carries a Non-Residential Reserve (NRR) General Plan designation. Carlsbad's Existing Local Coastal 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

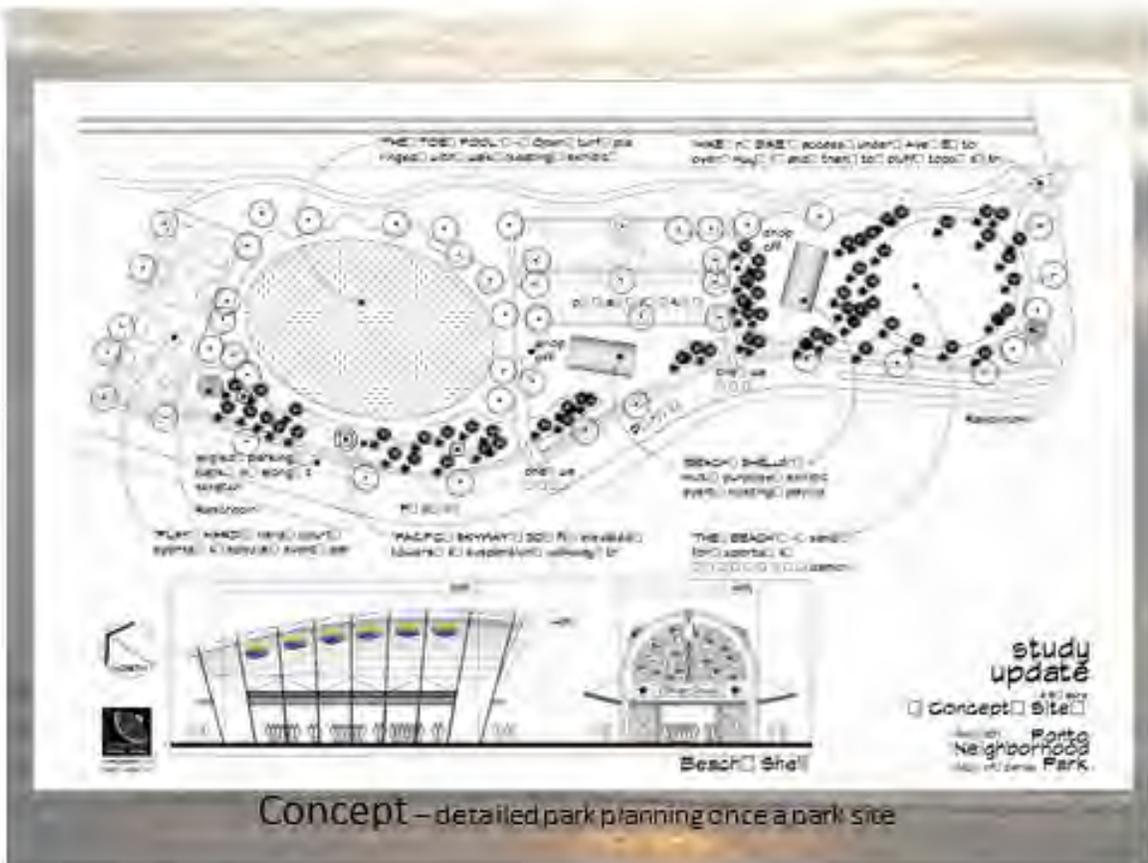


Ponto Coastal Park Concept

- 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.



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.

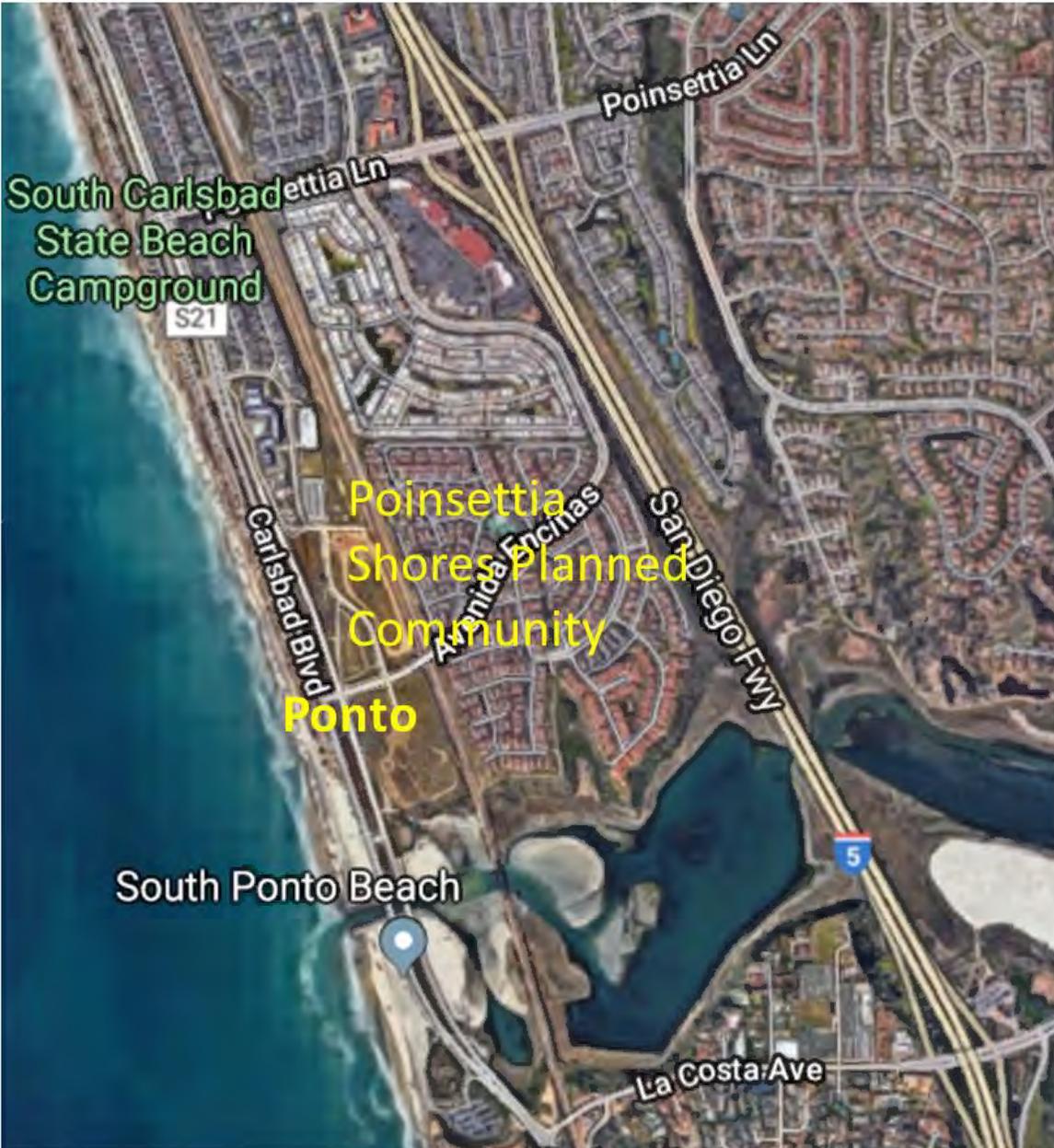
Currently and since 1996 there has been LCP LUP Policy/regulations for Ponto Planning Area F that require consideration of a “Public Park” prior to changing the existing “unplanned Non-residential Reserve” Land Use designation. A map and data base of vacant developable Coastal land should be provided 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.

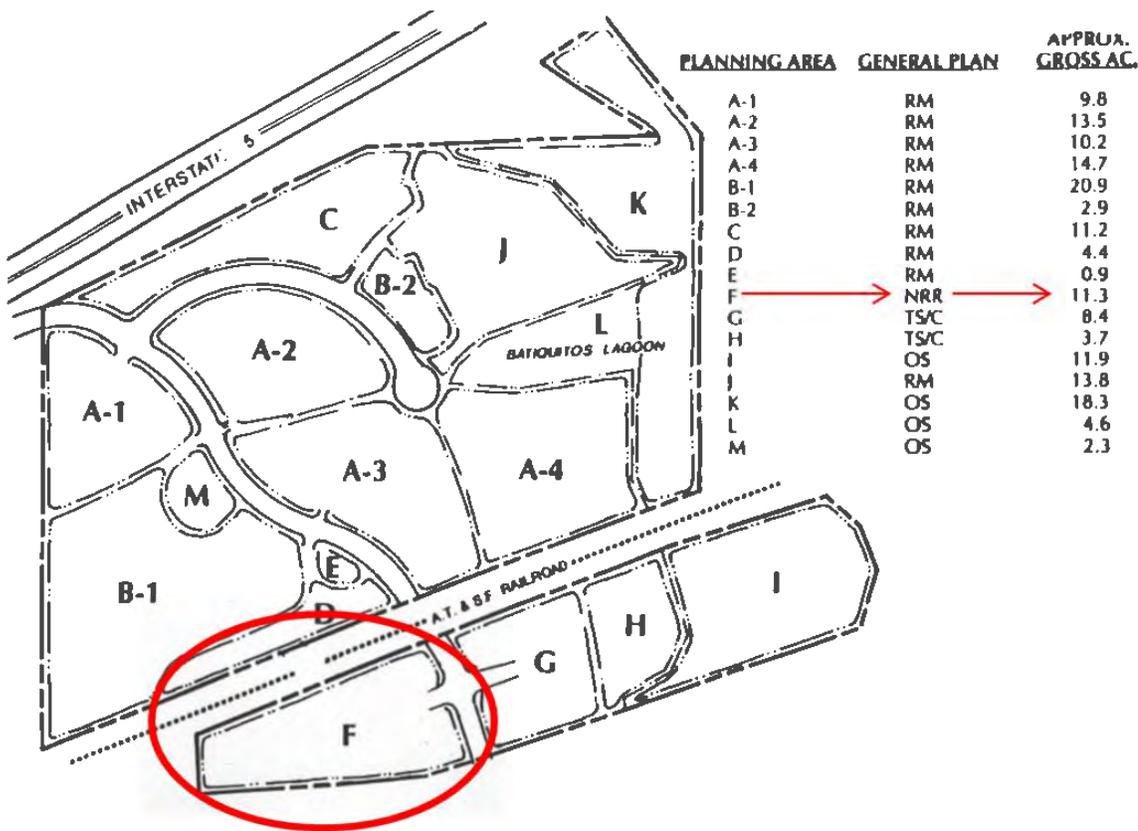
Repeatedly over 90% of surveyed citizens (results emailed prior to both the City and CCC) have expressed the vital need and desire for a Coastal Park at Ponto to serve the current and future Coastal Recreation needs for all both Ponto and South Carlsbad and for larger regional and State Coastal Recreational 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 LCP 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 Batiqitos 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 Coastal 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 followed 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 Accommodation campground facilities, It is assumed the campground occupancy rate (understood to be around 80% or more) and demand is higher than that of hotels. This should be documented/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 the '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 "Coastal Zone Buildout needs" (beyond present and well beyond 2023) 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 many CCA Polices. 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 adjacent 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.

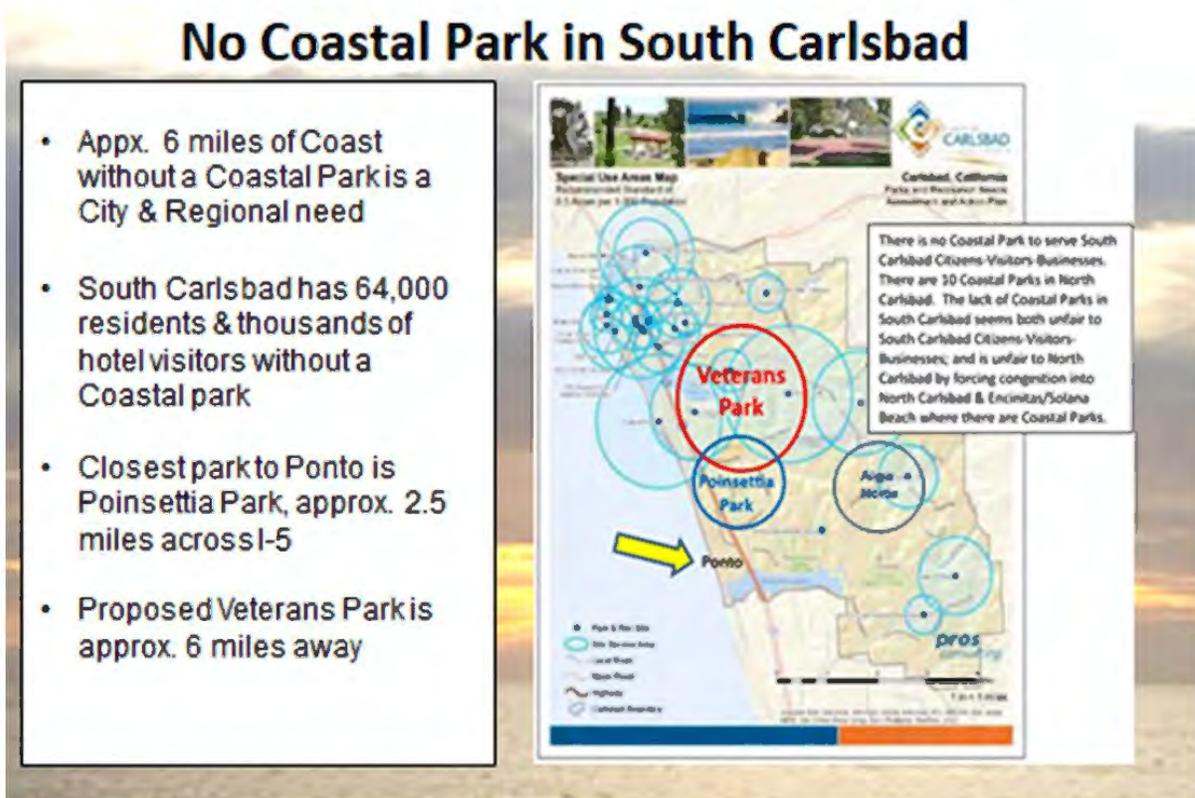
Carlsbad's proposed 2019 LCPA uses comparative 3-city data to address how Carlsbad's 2019 LCPA addresses Visitor Serving Accommodation needs. "Low-Cost" Accommodations are an important CA Coastal Act issue

<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	413	171		Carlsbad Draft LCPA 2019, State Parks, Oceanside Harbor, Paradise-by-the-Sea and Oceanside RV Park 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%	42%	27%	25%	Carlsbad provides a percentage of Low-Cost Accommodations about 72% 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	283	22	110	Carlsbad provides Low-Cost Accommodations about 78% 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 Carlsbad are 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 at Carlsbad 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 CA & Carlsbad population growth and visitor demand growth) the supply of this higher demand for “Low-cost Visitor Accommodations” at the State Campground? Why is the Proposed LCPA LUP protecting and expanding this high-priority Coastal Land Use 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, 61, 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 LCPA 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 “Coastal Recreation (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 fair and 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 LUP goals and policies regarding “Low-cost Visitor Accommodations”. All these 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.
5. Carlsbad has only a Finite amount of vacant Coastal land to provide for an Infinite amount of future Carlsbad/CA residents and visitors to Carlsbad’s Coastal Zone. How these Finite Coastal Land resources are used to supply high-priority Coastal Recreation and Low-cost Visitor Accommodation land uses to address the Infinite demand from future population and visitor growth will be critical in determining the desirability and sustainability of our Carlsbad and CA Coastal Resources. Expanding Coastal Open Space Land use to accommodate the growing population/visitor demand for Coastal Open Space is a critical City and CA policy issue.
6. Carlsbad’s 2015 General Plan Update (2015 GPU) could not consider data in the December 2017 Sea Level Rise Vulnerability Assessment (2017 SLRVA). The Citizens of Carlsbad, City of Carlsbad and the CA Coastal Commission did not have the ability to know about and consider the projected significant loss of ‘high-priority’ Coastal Open Space Land Use at Ponto and South Carlsbad. The projected loss of these Coastal Open Space Land Uses at Ponto – beach and State Campground – will within the ‘lifetime of Carlsbad’s LCP and General Plan’, basically eliminate all of Carlsbad’s existing and planned Low-cost Visitor Accommodations and the only public Coastal Recreation land in Ponto and South Carlsbad. Please see the attached Public Comments data file for Carlsbad’s Proposed Draft LCPA-LUPA and all things Ponto regarding Sea Level Rise titled: “Sea Level Rise and Carlsbad’s DLCP-LUPA’s

projected/planned Loss of Open Space at Ponto” that summarizes the projected/planned loss of almost all the high-priority Coastal Open Space at Ponto due to sea level rise. This data should be considered with both the public comments on Low-cost Visitor Accommodations and Coastal Recreation in submitted earlier.

7. A Coastal Park provides the lowest-cost (i.e. no-cost) visitor access to the Coast. Although Coastal Parks do not provide over-night sleeping access, they do provide no-cost Coastal Recreation day-use.

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:15:52 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please put in a Park, trail and parking lot for beach access. Make it nice for everyone to enjoy a free area.

Name

Carol Campagna

Email

carolcampagna12@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 1:06:16 PM

Dear Carlsbad City Council, and California Coastal Commission:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Carol Heil

Email

carolheil@me.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 4:19:25 PM

Dear Carlsbad City Council, and California Coastal Commission:

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

CARROLL McEACHERN

Email

cmatchb@yahoo.com

City

SANTA MONICA

State

CALIFORNIA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 10:19:27 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Charles Sinnen

Email

charliesinnen@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:46:17 AM

Dear Carlsbad City Council, and California Coastal Commission:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

The city needs this land as space for recreation. It is in constant use by walkers and bicyclists and illegally by vehicles off-roading. There is so much potential here and it is shameful in appearance right now. The south end of Carlsbad should and could be as beautiful as the north.

Name

Cherie Mclarty

Email

cherie.mclarty@yahoo.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 1:47:06 PM

Dear Carlsbad City Council, and California Coastal Commission:

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Name

Cheryl Cina

Email

jettypointcarlsbad@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 7:53:47 AM

Dear Carlsbad City Council, and California Coastal Commission:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Cheryl Ferrelli

Email

cherferrelli5@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:07:50 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Name

Cheryl Mergenthaler

Email

merghome@aol.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 2:15:20 AM

Dear Carlsbad City Council, and California Coastal Commission:

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Name

Chiara Tripodi

Email

chiarasandiego@gmail.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:42:35 PM

Dear Carlsbad City Council, and California Coastal Commission:

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Chris Kapan

Email

chrisk@kapankent.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 6:38:24 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Chris King

Email

cdking123@gmail.com

City

Concord

State

MA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Sunday, January 31, 2021 8:01:31 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Christianna Wolf

Email

ciiwolfii@hotmail.com

Address

855 bluebell ct, carlsbad, CA 92011

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:04:36 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Christy Fletcher

Email

cfletcher@roadrunner.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 10:00:57 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-

density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Christy Johnson

Email

christysnowiejohnson@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:03:37 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Corey Sims

Email

csims2@carlsbadusd.net

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, April 20, 2021 11:23:26 AM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Dale Ordas

Email

daleordas@gmail.com

Address

7325 Seafarer Place, Carlsbad, CA 92011

Sent from People for Ponto

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:26:01 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Deborah Mossa

Email

deborahmossa@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:18:20 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Additional Comments

The Ponto coastal area must remain non residential or commercial coastal park and open space.

Name

Diana Hearn

Email

ddhearn@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:42:23 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Ponto: Reserve for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Diane Rivera

Email

dianariver@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:26:30 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Don Burton

Email

djb83@netzero.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:59:33 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Keep the open space please!!!

Name

Donelle Anderson

Email

donelle.anderson@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:54:55 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

This is the City Council's chance to make a land use decision which will positively impact the City for generations to come and demonstrate why Carlsbad should continue to be considered the best governed city in California. It will conserve the last vacant coastal land in south Carlsbad for public use as the population continues to increase, partially through the State and SanDAG mandate to provide more housing density. Coastal land cannot be created to provide extra needed recreational space, so what we have now must be preserved for public use, both in the short and the long term.

Name

DR. Harry Peacock, DPA

Email

hrpeacock41@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal

Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:35:30 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Our obligation as adult professionals to the future of our children and the younger generation who will inherit our community after we are long gone is a priority over any short term financial gain (if there is any) by developing the land inappropriately. This last area of coastal space should be a beacon for San Diego and California, to do what is right for our local and global impact. There are enough hotels and homes in the immediate vicinity that are not even filled to occupancy to warrant inappropriate development of the land. The land needs to reflect the needs of the people, the community, not decided by a few “officials” who will also be long gone after a potential inappropriate decision to develop the land. The time is right to always do what is right. The open space should be preserved for open space, parks and enjoyment at the very Gateway of the Carlsbad community.

Name

Dr. Jay Marquand

Email

marquand.jay@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:42:37 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Elaine Jackson

Email

ejoffw@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Saturday, February 6, 2021 9:26:01 AM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Elisha Harp

Email

elisha.harp@gmail.com

Address

6466 Torreyanna circle carlsbad

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:17:00 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Ellen Fawls

Email

snorkelbeach@sbcglobal.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:30:00 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Elske Thompson

Email

thompson.elske@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, February 23, 2021 6:35:04 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Emilia Vieira

Email

emilia.vieira@pepperdine.edu

Address

7444 Capstan Dr. Carlsbad CA 92011

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:03:09 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Emily Oetting

Email

emilyoetting@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:47:36 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Eric McCue

Email

emccue@gmail.com

City

ENCINITAS

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 2:40:37 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Erica Scarfeo

Email

ericascarfeo@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:11:37 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Evelyn Eads

Email

eads71@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 6:45:52 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

We do not in the coastal South west area of Carlsbad. We basically have to use the parks and beaches in Encinitas like Moon Light beach and Fletcher Cove. These coastal parks have created a great environment for local residents and attracted visitors which enables local economic growth.

Name

Farhad Sharifi

Email

fhsharifi@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:33:09 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

I agree with these points and more, but in respect for your time I will simply sign this without further comments.

Name

Frances Walters

Email

Fatt3@aol.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:24:54 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Francina Prince

Email

francina@kprincestudi.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from 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: joestewart@carlsbadca.gov
Cc: [City Clerk](#)
Subject: FW: How are people for Ponto data and desires being considered not - FW: Age-Friendly Carlsbad input opportunity - March 25
Date: Saturday, March 20, 2021 12:52:37 PM
Attachments: [image001.gif](#)
[image031.png](#)
[image032.png](#)
[image033.png](#)
[image034.jpg](#)
[image035.png](#)
[image036.jpg](#)
[image037.png](#)
[image038.jpg](#)
[image039.jpg](#)
[image040.jpg](#)
[image041.png](#)
[image042.png](#)
[image043.png](#)
[image044.png](#)
[image045.png](#)

Joe:

The email address copied from the City email that I used to send to you the 12:26pm email below was rejected by the City's email server.

I forwarded that email but removed the attached file so maybe the City's email server will deliver to you.

I assume you can get the attachment from the City Clerk.

Thanks,
Lance

From: Lance Schulte [mailto:meyers-schulte@sbcglobal.net]
Sent: Saturday, March 20, 2021 12:26 PM
To: 'joestewart@carlsbadca.gov'
Cc: 'info@peopleforponto.com'; council@carlsbadca.gov
Subject: How are people for Ponto data and desires being considered in - FW: Age-Friendly Carlsbad input opportunity - March 25

Joe:

I received the email below with your email link.

As you may be aware People for Ponto has provided extensive public input (over 4,000 emails so far) to the City of Carlsbad about the lack of a City Public Park at Ponto and how that is very "Anti Age-Friendly" as children and older adults have no park to walk to and are forced to drive, or be driven, to the nearest City Park, and how Carlsbad City Park Planning Policy is very "Anti Age-Friendly" in that Ponto Park needs are "being met by the City provided our required park acreage 6+ miles away at 'Veterans park' that is only really assessable to Ponto Children and elderly via car. It is also very hilly and not really suitable for the elderly. The attached file documents some of the many 'Anti Age-Friendly' issues regarding Ponto's City Park deficits-Unserved status.

How is the 'age-friendly' project dealing with the issues raised by People for Ponto?

How can the People for Ponto input already provided to the City so far be considered by the City/AARP in the 'age-friendly' project?

Thanks,

Lance Schulte

From: City of Carlsbad [mailto:communications@carlsbadca.ccsend.com] **On Behalf Of** City of Carlsbad
Sent: Saturday, March 20, 2021 6:11 AM
To: meyers-schulte@sbcglobal.net
Subject: Age-Friendly Carlsbad input opportunity - March 25

Additional input opportunity for Age-Friendly Carlsbad - Zoom workshop



Do you have ideas on how to make the City of Carlsbad an age-friendly city for people of all ages and abilities? Your continued input ensures we capture all of your ideas.

Age-Friendly Carlsbad workshop on Zoom **Thursday, March 25, 3 - 4 p.m.**

Join city staff and partners from Circulate San Diego for the third installment of the [Age-Friendly Carlsbad](#) workshop series on Thursday, March 25 from 3 - 4 p.m. You'll get an overview of community input we've received to date as summarized in the [draft mid-project report](#) and have an opportunity to discuss what else you'd like included in the final version of the mid-project report.

Register for the workshop at carlsbadca.gov/AFCworkshop.

If you are not able to participate in the workshop, you can still provide your thoughts and feedback through the various tools below:

TOOL 1: IDEAS WALL

Watch the video for how to use this tool [here](#).



TOOL 2: MAP

Watch the video for how to use this tool [here](#).



Thank you for taking the time to participate and provide valuable feedback. Your input will be used to help create Carlsbad's first Age-Friendly Action Plan.



[Age-Friendly Carlsbad](#) is a project through the [American Association of Retired Persons' Network of Age-Friendly States and Communities](#).

Age-Friendly Resources

- [AARP 8 Domains of Livability Resource Page](#)
- [Preparing for an Aging Population](#)
- [Age-Friendly Responses to COVID-19](#)
- [In a Livable Community, people of all ages can...](#)
- [En una comunidad habitable, personas de todas las edades pueden...](#)

If you have questions about participating in Carlsbad's Age-Friendly efforts, please contact [Joe Stewart](#).

Partner Organizations



[Carlsbad Senior Center](#)
799 Pine Ave.
Carlsbad, CA 92008
760-602-4650
parksandrec@carlsbadca.gov

Visit our Website



City of Carlsbad | 1200 Carlsbad Village Drive, Carlsbad, CA 92008

[Unsubscribe meyers-schulte@sbcglobal.net](mailto:meyers-schulte@sbcglobal.net)

[Update Profile](#) | [Customer Contact Data Notice](#)

Sent by parksandrec@carlsbadca.gov

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 6:22:54 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Gail Norman

Email

GNorman_ca@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:39:29 AM

Dear Carlsbad City Council, and California Coastal Commission:

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Gary Coleman

Email

gcoleman@teksystems.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:08:32 PM

Dear Carlsbad City Council, and California Coastal Commission:

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- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Gayle Fini

Email

gfini@me.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 9:53:08 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Gil Genel

Email

gil@genelbiomedical.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:06:02 PM

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Heather Davis

Email

heather1942@sbcglobal.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 6:34:04 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

What remains of Coastal open space, including this property as well as the soon to be vacant NRG property, must be retained as open space now and for the future.

Name

Hope Nelson

Email

hopen51@att.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:06:03 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Locals and tourists alike will flock to this unique open beach space, with a safe pedestrian corridor beneath the coast highway. It will feed into overall commerce for the city, and property values.

Name

J

Email

blancofelis@earthlink.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:49:27 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Jack McEachern

Email

jacksbluehippo@gmail.com

City

Santa Monica

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:33:13 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Jackson Eads

Email

andreweads@me.com

City

Carlsbad

State

CA

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Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 11:55:52 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

James Scherer

Email

grisscherer@gmail.com

City

Encinitas

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:07:59 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

James Zemel

Email

jzlacosta@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 4:38:21 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Do the right thing for the citizens, not the developers. Thank you.

Name

Jan Neff-Sinclair

Email

jan.neff@ymail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:55:18 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Jan Ragan

Email

janragan911@gmail.com

City

N Richland Hills

State

TX

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 9:42:20 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

DO NOT BUILD AWAY OUR QUALITY OF LIFE...CORRECT THE PARK DEFICIT IN SOUTH PONTO WITH AN ACTUAL PARK IN SOUTH PONTO!!!

Name

Jane Naskiewicz

Email

fab.frugal.jane@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:06:44 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Jay Privman

Email

jayprivman@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:18:32 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Jean Ward

Email

jw.ward@charter.net

City

North Richland Hills

State

TX

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [Planning](#)
To: [City Clerk](#)
Subject: FW: New Ponto Park City Petition Entry
Date: Monday, February 1, 2021 9:02:43 AM

From: People for Ponto <info@peopleforponto.com>
Sent: Friday, January 29, 2021 5:48 PM
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Name

Jeanette Herras

Email

jcherras7088@gmail.com

Address

7088 Sitio Frontera
Carlsbad, CA 92009

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 4:52:54 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Jennie Elliott

Email

annajennie.elliott@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [Planning](#)
To: [City Clerk](#)
Subject: FW: New Ponto Park City Petition Entry
Date: Monday, February 1, 2021 9:07:37 AM

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, January 28, 2021 9:03 PM
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

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, but think this last small

amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Jessica B

Email

bolsuripur@gmail.com

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:35:44 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Joaquin Eads

Email

andreweads@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:23:15 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

John Kearsley

Email

johnkearsley@mac.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:54:02 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

The property value of Carlsbad and north county relies on the beach and open space for visitors and locals to enjoy.

Email

Jshaysd@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:59:23 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-

density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Judith Delgado

Email

judithdelgadony47@gmail.com

City

New York

State

New York

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:23:17 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Julia Jansson

Email

Jschmid@soilretention.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:02:02 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Justin Oetting

Email

theoettings@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:33:19 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the

existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Kara Stafford

Email

kstafford@hotmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:20:22 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Karen Johnson

Email

kajohnson74@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:13:46 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

please reserve and keep our last open space

Name

Karen Schlonsky

Email

karenschlonsky920@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:43:23 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Karen Stowe

Email

karen@ardellgroup.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Thursday, March 4, 2021 3:12:35 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Karen Young

Email

karenyoung2@cox.net

Address

1482 Sanford Lane

Sent from People for Ponto

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:15:05 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Kelsey Lundy

Email

ijklundy1@sbcglobal.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, February 23, 2021 6:31:14 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Kelyndra Vieira

Email

kelyndra@austin.rr.com

Address

7444 Capstan Dr
Carlsbad 92011

Sent from [People for Ponto](#)

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, February 23, 2021 6:31:14 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

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I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Name

Kelyndra Vieira

Email

kelyndra@austin.rr.com

Address

7444 Capstan Dr
Carlsbad 92011

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:35:27 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Kevin Van Den Kerkhof

Email

kevinincosta@hotmail.com

City

Carlsbad

State

Ca.

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:55:19 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

Name

Kim Dudnick

Email

kimdudnick@gmail.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from 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](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [Boyle, Carrie@Coastal](#); ["Moran, Gina@Parks"](#); ["Smith, Darren@Parks"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); [Mike Grim](#); ["Laura Walsh"](#); ["Kristin Brinner"](#); ["Jim Jaffee"](#); [Michael Tully](#); ["Mark Rudyk"](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#); [Homer, Sean@Parks](#)
Cc: [info@peopleforponto.com](#)
Subject: Carlsbad DLCP-LUPA & Ponto issues Public Input - Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto
Date: Thursday, February 18, 2021 7:55:30 AM
Attachments: [Sea Level Rise and Carlsbad DLCP-LUPA planned lost of OS at Ponto.pdf](#)

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

Please include this email and attached file 'Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto' as public input into Carlsbad's proposed Draft LCP-Land Use Plan Amendment, and all City and CA Coastal Commission and CA Housing & Community Development proposed actions regarding Ponto.

The attachment summarizes some of the existing Coastal Open Space shortfall and distribution issues; and the projected and planned future forever loss of existing Coastal Open Space land and CA Coastal Act 'High-Priority' Coastal Land Uses at Ponto due to Sea Level Rise. The planned loss of Coastal Open Space is at the same time when City and Statewide demand for those reduced 'high-Priority' Coastal Open Space Land Uses will increase from future growth of both resident population and visitors. There is limited vacant Coastal land suitable for these 'High-Priority' Coastal Open Space Land Uses, and Ponto is one of the last in the Carlsbad and the San Diego County coastline. Ponto Planning Area F has specific CA State Coastal Act and existing Local Coastal Program (Land Use Plan Policies and Zoning/implementation plan regulations) that require City and CA Coastal Commission consideration of these important CA Coastal Open Space Land Use issues before changing the existing 'Non-Residential Reserve' Coastal Land Use Policy designation and Zoning on Planning Area F.

As 34-year Carlsbad citizen I love Carlsbad. As such I know, as do many other Carlsbad citizens and businesses, how important Ponto is to our citizens, city, and future Carlsbad (and California) generations and our social and economic sustainability. The attached is intended to help the City Council, City and CCC in understanding and addressing some of the basic existing and future 'High-Priority' Coastal Open Space Land Use supply/demand issues at Ponto.

Sincerely,
Lance Schulte

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 12:08:01 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please keep the open space! Our coastal space is quickly becoming over developed. A park or natural open space is the best for our community and our health.

Name

Lauren Brown

Email

lgranvil@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:37:33 PM

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Lindsey Slovak

Email

lindseyslovak@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:31:09 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

slow growth, less traffic, and more open space are critical to me.

Name

Lisa johnson

Email

lgjohns842@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:51:50 PM

Dear Carlsbad City Council, and California Coastal Commission:

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- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Save this small area of LOW natural beauty as part of Carlsbad.

Name

Lorraine Dix

Email

graydix@sbcglobal.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:51:35 PM

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Checkboxes

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Name

Lou Koczela

Email

koczela@hotmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 7:58:43 AM

Dear Carlsbad City Council, and California Coastal Commission:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Lowell Burton

Email

djb83pu@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:22:20 PM

Dear Carlsbad City Council, and California Coastal Commission:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

marcy horgan

Email

marcy.horgan@yahoo.com

City

carlsbad

State

ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 1:32:18 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

We have a unique and once in a lifetime opportunity to preserve and enhance the southern entrance to Carlsbad for future generations. Please work with local residents here to help us accomplish that vision.

Name

Mark Martinez

Email

martinezm53@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:11:44 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Accordingly, I am making my position known and requesting that:

Name

Mark V Martinez

Email

martinezm53@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 11:19:01 AM

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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Name

Mary Anne Penton

Email

thepentons@cox.net

City

Encinitas

State

CA

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Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:47:02 AM

Dear Carlsbad City Council, and California Coastal Commission:

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Preserve Ponto!

Name

Mary Kent

Email

mmkent@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:29:26 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Melissa Eads

Email

melissa4eads@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, February 2, 2021 6:31:30 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Additional Comments

Kindly, it is vital the city preserves what coast wetland habitat we have left. This "vacant" lot is not vacant. It is used daily by multiple people who exercise, play with their dogs, kids who learn to bike, surfers who need parking, etc. This doesn't even include the flora and fauna that are barely hanging on with all the development Carlsbad and Encinitas has approved. You build here, you change Carlsbad. It no longer is it's own community, it's another LA/OC city development. Keep our community, please do not develop on this property.

Name

Melissa Johnson

Email

melissanne.johnson@gmail.com

Address

3016 Segovia Ct. Carlsbad CA 92009

Sent from 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](#); [Scott Chadwick](#); [Jeff Murphy](#); [Gary Barberio](#); [Don Neu](#); [Celia Brewer](#)
Cc: ["Steve Puterski"](#)
Subject: 1-29-21 Michele Staples letter
Date: Monday, March 1, 2021 1:13:42 PM
Attachments: [image001.png](#)

Dear Carlsbad City Council; Scott Chadwick, Carlsbad City Manager; Jeff Murphy, Carlsbad Community Development Director; Gary Barberio, Carlsbad Deputy City Manager, Community Services; Don Neu, Carlsbad City Planner; and Celia Brewer, Carlsbad City Attorney:

This email is in response to a January 29, 2021 email sent (and copied) to you that we just yesterday we became aware of by the Coast News. The 1/29/21 letter was sent by Michele A. Staples of mstaples@jacksontidus.law of the Irvine Office and file# 5863-99917; and referenced as "Re: Information Addressing January 26, 2021 City Council Agenda Item No. 12 (Report on Planning Area F of the Poinsettia Shores Master Plan – Ponto Property)". In her 1/29/21 email Ms. Staples says "This letter is submitted on behalf of the owner of the land north of Avenida Encinas along Ponto Drive known as the "Ponto Property" (APN 216-140-4300) to correct misrepresentations made at the above referenced City Council meeting. **There have been no discussions between the Ponto Property owner and People for Ponto or any other resident group about the purchase and sale of the Ponto Property.**"

This email is to correct this misrepresentation in the 1/29/21 letter, and provide the following emails dated between August 17, 2020 and March 24, 2109 clearly showing discussions.

Truthfully yours,
Lance Schulte
Ponto Beachfront Park, Inc. 501c3

Emails showing discussions between August 17, 2020 and March 24, 2019

From: Peter Lewi [mailto:peter.lewi@masterpiecesd.com]
Sent: Monday, August 17, 2020 1:59 PM
To: Adkison, Jeff
Subject: Ponto Beach Property

Jeff,

Following up on your calls to me during which you stated that the Owner requested that we put something further in writing such as an LOI, I mentioned we had already submitted written proposals in our letter of October 15, 2019, which was modified by our letter of October 26, 2019. As we have discussed, without a written response to the Oct 26th letter and written confirmation of your verbal indication that they are OK with the price but desire a shorter term for contingency removal and/ or COE it is difficult for the 501c3 to raise funds. It would be helpful to have a written response from the Owner confirming their intention to sell including and if possible, terms that

would be acceptable them.

Thank you, Peter
Peter Lewi
Attorney at Law
858-525-3256
peterlewiattorney.com

From: Peter Lewi [mailto:peter.lewi@masterpiecesd.com]
Sent: Monday, October 28, 2019 8:55 AM
To: Jeff.Adkison@am.jll.com
Cc: Lance Schulte
Subject: Ponto Beach Property

Jeff,

Per our recent discussion attached is a letter modifying and supplementing our prior offer.
Please acknowledge receipt and contact me or Lance Schulte at 760-805-3525 with any questions.
Best regards, Peter

Peter Lewi
Attorney at Law
858-525-3256
peterlewiattorney.com

From: Adkison, Jeff <Jeff.Adkison@am.jll.com>
Date: Fri, Oct 18, 2019 at 8:47 AM
Subject: Ponto
To: peter.lewi@masterpiecesd.com <peter.lewi@masterpiecesd.com>
Cc: meyers-schulte@sbcglobal.net <meyers-schulte@sbcglobal.net>, McArthur, Brendan <Brendan.McArthur@am.jll.com>

Peter,

I know Brendan McArthur had let you know that your offer was sent to the property owner.
The owner is currently reviewing their options to move forward on the disposition of the property.
While no decisions have been made, I did want to let you know your offer terms were at the lower
end of the range we have received to date.

Please let me know if you have any questions. I am available any time.

Jeff

Jeff Adkison
Managing Director
Jones Lang LaSalle Americas, Inc.

RE license # 01190791
515 S. Flower St., Suite 1300
Los Angeles, CA 90071
T +1 213 239 6133

From: **McArthur, Brendan** <Brendan.McArthur@am.jll.com>
Date: Tue, Oct 15, 2019 at 11:33 AM
Subject: RE: Ponto Beachfront Property
To: Peter Lewi <peter.lewi@masterpiecesd.com>
Cc: Lance Schulte <meyers-schulte@sbcglobal.net>, Adkison, Jeff <Jeff.Adkison@am.jll.com>

Peter,
Thanks for the offer. We will review with the seller and let you know if we have any questions.
Thanks,

Brendan McArthur
T +1 213 239 6134

From: Peter Lewi <peter.lewi@masterpiecesd.com>
Sent: Tuesday, October 15, 2019 11:27 AM
To: McArthur, Brendan <Brendan.McArthur@am.jll.com>
Cc: Lance Schulte <meyers-schulte@sbcglobal.net>
Subject: [EXTERNAL] Ponto Beachfront Property

Brendan,
Attached is a letter setting forth proposed terms and conditions for the purchase of the Ponto Beach property currently being handled by your firm.
I suggest a conference call with Lance Schulte (760-805-3525) and me so that we can further explain the rationale for the structuring of the transaction.
Please give us a call at your convenience.
Regards, Peter

Peter Lewi
Attorney at Law
858-525-3256
peterlewiattorney.co

From: McArthur, Brendan [mailto:Brendan.McArthur@am.jll.com]
Sent: Wednesday, September 11, 2019 10:56 AM
To: Kenny, Todd; Lance Schulte; Adkison, Jeff
Cc: Mike Sebahar
Subject: RE: Carlsbad Parcel #216-140-30

Lance,

Our respective contact information is below. Feel free to reach out to us at your convenience.

Jeff Adkison

Managing Director
Jones Lang LaSalle Americas, Inc.
RE license # 01190791
515 S. Flower St., Suite 1300
Los Angeles, CA 90071
T +1 213 239 6133

Brendan McArthur

Senior Vice President
RE license #01185335
Jones Lang LaSalle Americas, Inc.
Real Estate License #01223413
515 S. Flower St., Suite 1300
Los Angeles, CA 90071
T +1 213 239 6134
jll.com

From: Kenny, Todd <tkenny@hudson-advisors.com>
Sent: Wednesday, September 11, 2019 10:53 AM
To: Lance Schulte <meyers-schulte@sbcglobal.net>; Adkison, Jeff <Jeff.Adkison@am.jll.com>;
McArthur, Brendan <Brendan.McArthur@am.jll.com>
Cc: Mike Sebahar <sebbiesixpack@att.net>
Subject: [EXTERNAL] RE: Carlsbad Parcel #216-140-30

Copying Jeff and Brendan. Can you please send Lance your contact information. Thanks.

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Wednesday, September 11, 2019 12:49 PM
To: Kenny, Todd <tkenny@hudson-advisors.com>; Barkan, Jon <jbarkan@hudson-advisors.com>
Cc: Mike Sebahar <sebbiesixpack@att.net>
Subject: RE: Carlsbad Parcel #216-140-30

[EXTERNAL MAIL]

Todd:

I hope your week is going well.

Following-up on our discussion last Wed and your offer to connect us with the land broker for the site so we could discuss with them about submitting an offer to purchase a portion of the site. We had a Committee meeting this week, and our fundraising team will be forming later this month once

some key people return. So getting us in contact with the broker now would be great.

Although we are approaching the site differently than a speculative developer, we think we can provide the landowner with a good offer.

Thank you,

Lance Schulte

From: Kenny, Todd [<mailto:tkenny@hudson-advisors.com>]
Sent: Wednesday, September 4, 2019 3:35 PM
To: Lance Schulte; Barkan, Jon
Subject: RE: Carlsbad Parcel #216-140-30

I will give you a call.

From: Lance Schulte <mevers-schulte@sbcglobal.net>
Sent: Wednesday, September 4, 2019 5:00 PM
To: Barkan, Jon <jbarkan@hudson-advisors.com>
Cc: Kenny, Todd <tkenny@hudson-advisors.com>
Subject: RE: Carlsbad Parcel #216-140-30

[EXTERNAL MAIL]

Jon:

Following up on my 8/14/19 voicemail and email to you concerning Carlsbad, CA parcel #216-140-30;

If you could kindly reply it would be most appreciated. If the property is no longer for sale, please let me know.

Sincerely,

Lance Schulte

From: Lance Schulte [<mailto:mevers-schulte@sbcglobal.net>]
Sent: Wednesday, August 14, 2019 6:45 AM
To: 'jbarkan@hudson-advisors.com'
Subject: FW: Carlsbad Parcel #216-140-30

Jon:

I left you a voicemail today on your mobile number about purchasing a portion of Carlsbad Parcel #216-140-30. If you could call me at 760.805.3525 to discuss we would greatly appreciate it.

Lance Schulte

From: "Barkan, Jon" <>
Date: March 26, 2019 at 8:05:35 AM PDT
To: "mjsebahar@att.net" <mjsebahar@att.net>
Cc: "Kenny, Todd" <tkenny@hudson-advisors.com>
Subject: RE: Carlsbad Parcel #216-140-30

Michael – I work with Todd Kenny on the Carlsbad parcel. Please let me know some times over the next few days to discuss further. I am generally available the remainder of the week.

Thanks,
Jon

Jon Barkan
Senior Vice President
Commercial Real Estate
Hudson Advisors L.P.
T: 917 286 3273 | M: 215 880 6304



From: Michael Sebahar <mjsebahar@att.net>
Date: March 24, 2019 at 9:03:47 PM CDT
To: tkenny@hadv.com
Subject: Carlsbad Parcel #216-140-30

Todd Kenny
Hudson Advisors
Re: Parcel #216-140-30

Todd,

We spoke on the phone a couple of weeks ago regarding the property in Carlsbad, CA referenced above. We are a citizen group committed to preserving this parcel as open space with potential amenities that benefit the community. We're well organized and prepared to continue advocating for the preservation of this property due to its pristine coastal location. You might now be aware of the open space and park deficits in the area of this property and this parcel is perhaps the last remaining area of land, which can fulfill this need. Data and documents have been discovered which support this deficit as well.

We're well funded and prepared to purchase the property before it is listed

with a broker if that has not yet happened. We're hoping that we can put together a deal which negates the need for extensive due diligence on our part and would hope for a timely transaction so you can get this property off your books at a fair price.

We are exploring several different funding options and would like your approval to move forward with an appraisal of the site. The appraiser will be someone that meets the State of California's requirements so that we may access grant funding offered by several different State granting agencies, such as the California Coastal Conservancy and the Wildlife Conservation Board. If you have already put a property prospectus together that outlines a funding range that would be acceptable, please feel free to forward that to me so that we can begin drafting an offer letter. If you have not developed marketing materials for the site, then an acknowledgement of your willingness to sell the property will suffice.

Michael Sebahar

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communication or any attachment(s) by anyone other than the intended recipient is strictly prohibited. ***



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Jones Lang LaSalle

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January 29, 2021

Direct Dial: 949.851.7409
Email: mstaples@jacksontidus.law
Reply to: Irvine Office
File No: 5863-99917

VIA EMAIL (clerk@carlsbadca.gov) AND U.S. MAIL

Mayor Hall and City Council
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

**Re: Information Addressing January 26, 2021 City Council Agenda Item No. 12
(Report on Planning Area F of the Poinsettia Shores Master Plan - Ponto
Property)**

Dear Mayor Hall and Honorable City Council Members:

This letter is submitted on behalf of the owner of the land north of Avenida Encinas along Ponto Drive known as the "Ponto Property" (APN 216-140-4300) to correct misrepresentations made at the above referenced City Council meeting.

There have been no discussions between the Ponto Property owner and People for Ponto or any other resident group about the purchase and sale of the Ponto Property. Public testimony at the January 26, 2021 City Council meeting about discussions with the landowner to purchase the Ponto Property was in error. (Reference public testimony starting at video timer 18:34 of Agenda Item 12, posted at [January 26, 2021 City Council Meeting - Carlsbad, CA \(swagit.com\)](http://www.swagit.com).) The public testimony left the City Council, staff and interested public with the incorrect impression that the Ponto Property owner is potentially interested in selling the Ponto Property for as little as \$15 million for park and open space use. The effect of the incorrect public testimony was to urge City Council action, based on conjectures, to move forward with acquisition of the Ponto Property for park or open space use or to "reserve" the Ponto Property for relocation of the campground facilities to mitigate potential future sea level rise impacts to the campground. To the extent that the City was misled by the public testimony, this letter will confirm that the Property Owner has not engaged in any discussions with the People for Ponto or other resident group for the purchase and sale of the Ponto Property, and has no intention of doing so. The \$40 million value is based on actual purchase offers received by the Ponto Property owner, excluding additional revenue value. Discussions of opinions of value of the Ponto Property in a public forum made by or asserted by City Council representatives influences market perception of value. Further, discussions in contemplation of using eminent domain powers to condemn the Ponto Property, downzoning, and references to the property as "Ponto Park" all contribute to a heightened perception of development uncertainty specific to the Ponto Property which interferes with marketability and value.

Irvine Office
2030 Main Street, 12th Floor
Irvine, California 92614
t 949.752.8585 f 949.752.0597

Westlake Village Office
2815 Townsgate Road, Suite 200
Westlake Village, California 91361
t 805.230.0023 f 805.230.0087

www.jacksontidus.law

The Ponto Property owner has taken all commercially reasonable steps to further the development application on file with the City. The City is engaged in amending several of the primary policy documents affecting development of the Ponto Property, including updating the Housing Element of the General Plan (“Housing Element Update”) and the Local Coastal Program’s Land Use Plan and Master Plan (“LCP Update”). The Ponto Property owner has been actively engaged in public meetings before the Housing Element Advisory Committee, Housing Commission and Planning Commission to ensure that the documents being developed by the City accurately describe the existing development regulations affecting the Ponto Property as necessary to enable the orderly and timely processing of the development application once the policy documents are approved. The Ponto Property owner’s efforts to date have resulted in important corrections being made to both the draft LCP Update and Housing Element Update, namely:

- An Errata was approved as part of the draft LCP Update correcting inaccurate information that wetland-related requirements apply to the Ponto Property, which obligations actually apply to the adjoining property (see December 2, 2020 Errata Sheet for Planning Commission Agenda Item #4, pp. 2, 5 and 6); and
- A new Objective was approved as part of the draft Housing Element Update to track compliance with Planning Commission Resolution 7114 (approved by City Council Resolution 2015-243) that establishes affordable housing requirements for the Ponto Property and six other properties. The Objective is necessary to track and report compliance with the requirement, but had been omitted from the previous draft Housing Element (see December 2020 draft Housing Element, p. 10-224).

The City has now embarked on a third policy process affecting the Ponto Property with the City Council’s January 26, 2021 direction for staff to provide a report within 6 months discussing viable options with respect to the Ponto Property and other coastal properties.

Under these circumstances, the commercially reasonable course is for the Ponto Property owner to continue to participate in the City’s proceedings on the LCP Update, Housing Element Update and upcoming coastal properties review, so that the pending development application can be processed and considered in light of those policies. The City cannot properly justify deeming the Ponto Property development application withdrawn when the Ponto Property owner has been in constant communication with the City to advance development of the Ponto Property. The City’s own policy amendment proceedings are justifiable cause to wait to bring the application forward for consideration. On the record here, dismissing the application could expose the City to liability for undertaking activities to pressure the Ponto Property owner and depress the value of property before attempting to acquire it.

The Ponto Property owner urges the City to move forward with the LCP Update and Housing Plan Update, both of which designate the Ponto Property for residential and commercial development consistent with sound planning principles and consistent with the R-23 land use designation and zoning in place for the Ponto Property. As discussed in greater depth in our comment letter dated January 23, 2021, the City simply has no grounds to purchase the privately owned Ponto Property over the landowner's objection. Nor can the City take actions like deeming the development application to be abandoned or withdrawn, or earmarking the Ponto Property for public acquisition for park or open space or campground use, in an effort to interfere with the development and marketability of the Ponto Property or pressure the Ponto Property owner to agree to a lower purchase price. We ask the City Council to dispense with courses of action to devalue, downzone or otherwise designate the Ponto Property for park or open space use contrary to: (i) the findings made in Planning Commission Resolution 7114 (approved by City Council Resolution 2015-243); (ii) information in the record of the January 13, 2021 Planning Commission hearing that publicly-owned property is available for relocation of the campground facilities; (iii) information summarized in the staff report for the January 26, 2021 City Council meeting; (iv) the December 2, 2020 agenda report for the City's pending Local Coastal Program Land Use and Master Plan Update; and (v) dozens of Local Facilities Management Plans adopted by the City over the last 25 years concluding that there is no public need for an additional public park or open space in the Southwest Quadrant including the Ponto Property.

The Ponto Property owner remains committed to working with the City to do its part to further the City's goal of providing much needed safe and decent housing for the community.

Sincerely,



Michele A. Staples

CC: Scott Chadwick, Carlsbad City Manager (Scott.Chadwick@carlsbadca.gov)
Jeff Murphy, Carlsbad Community Development Director
(Jeff.Murphy@carlsbadca.gov)
Gary Barberio, Carlsbad Deputy City Manager, Community Services
(Gary.Barberio@carlsbadca.gov)
Don Neu, Carlsbad City Planner (Don.Neu@carlsbadca.gov)
Celia Brewer, Carlsbad City Attorney (Celia.Brewer@carlsbadca.gov)

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:02:00 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Additional Comments

Please keep area F the public use! We've lived here at Ponto for 20 years and raised our kids with no park for miles. We had to drive them and always wished fir an opportunity to have them ride a bike to a park safely. Do it for future generation of young families.

Name

Michelle Altenhoff

Email

michellea@roadrunner.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 2:47:32 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Mike Fisher

Email

michaelgfisher@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:30:51 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Mike Guerreiro

Email

chief9toe@hotmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:07:41 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Email

montielre@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:14:46 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Nancy Balto

Email

nbalto@comcast.net

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:14:35 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-

density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Nancy DeGhionno

Email

760nde@gmail.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, February 2, 2021 7:41:10 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

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, but think this last small amount of vacant Coastal land should be

reserved for Coastal Recreation.

Name

Nathan Rees

Email

nathanvrees@yahoo.com

Address

1002 guildford, Encinitas CA 92024

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:25:30 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Neil Prince

Email

neil@kprincestudio.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:06:23 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Pamela Carson

Email

carsononcall@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:39:18 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Paul Dickstein

Email

pwdbicycle@aol.com

City

Solana Beach

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 6:07:17 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the

existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priory Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Allowing further commercial and/or residential development of Ponto, specifically Ponto Planning Area F, is grossly illogical and will contribute directly and indirectly to the destructive forces causing rapid losses of coastal land. Carlsbad City Council members and the CCC have a unique opportunity to demonstrate forward looking vision and commitment to preserving Ponto's unique characteristics for generations to come.

Failing to preserve Ponto will be a permanent mark of shame for every actor.

I urge you to say no to development of Ponto Planning Area F.

Name

Paul Guidera

Email

pguide@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Monday, February 15, 2021 8:55:17 AM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Additional Comments

I will be happy to assist in the interpretive opportunities for this area.

Name

Paul Riha

Email

stoneimage@earthlink.net

Address

3546 Highland Dr.
Carlsbad, CA 92008

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Tuesday, February 23, 2021 8:11:02 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Additional Comments

Let us not destroy one of the only remaining pristine coastal areas! There is a reason why this is such a desirable location! And no, it's not the outlets.

Name

Paulo Vieira

Email

paulo@kelyndra.com

Address

7444 Capstan Dr
Carlsbad, CA, 92011

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 3:32:51 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

We need additional park space in Southwest Carlsbad! Ponto is the perfect place for that park.

Name

Peter Jaquette

Email

pjaquette@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 2:38:00 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the

existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Phil Dixon

Email

pdixon2347@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 4:53 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Jennie Elliott

Email

annajennie.elliott@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

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Name

Roger Rice

Email

nrice57@icloud.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council

meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 4:19 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

CARROLL McEACHERN

Email

cmatcb@yahoo.com

City

SANTA MONICA

State

CALIFORNIA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:59 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Judith Delgado

Email

judithdelgadony47@gmail.com

City

New York

State

New York

I request that my comments be taken into consideration at the July 13th City Council

meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:54 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

The property value of Carlsbad and north county relies on the beach and open space for visitors and locals to enjoy.

Email

Jshaysd@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:42 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Chris Kapan

Email

chrisk@kapankent.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:30 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Elske Thompson

Email

thompson.elske@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:22 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

marcy horgan

Email

marcy.horgan@yahoo.com

City

carlsbad

State

ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:19 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Any kind of residential or business use for this land will have a negative impact on the nearby nature preserve. We need to protect this area and maintain open space use to protect the sensitive environment around the lagoon.

Name

Bozhena Bidyuk

Email

bbidyuk@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:16 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please put in a Park, trail and parking lot for beach access. Make it nice for everyone to enjoy a free area.

Name

Carol Campagna

Email

carolcampagna12@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:06 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

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- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Pamela Carson

Email

carsononcall@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 3:06 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Heather Davis

Email

heather1942@sbcglobal.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 2:47 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Mike Fisher

Email

michaelgfisher@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 2:43 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

The city needs this land as space for recreation. It is in constant use by walkers and bicyclists and illegally by vehicles off-roading. There is so much potential here and it is shameful in appearance right now. The south end of Carlsbad should and could be as beautiful as the north.

Name

Cherie Mclarty

Email

cherie.mclarty@yahoo.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 2:40 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Erica Scarfeo

Email

ericascarfeo@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 2:38 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Phil Dixon

Email

pdixon2347@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council

meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 2:29 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Todd Vittitoe

Email

vittitoe@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 1:47 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Name

Cheryl Cina

Email

jettypointcarlsbad@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council

meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 1:45 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Email

shelley6@aol.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 1:32 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

We have a unique and once in a lifetime opportunity to preserve and enhance the southern entrance to Carlsbad for future generations. Please work with local residents here to help us accomplish that vision.

Name

Mark Martinez

Email

martinezmv53@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 1:06 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Carol Heil

Email

carolheil@me.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:55 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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Name

Jan Ragan

Email

janragan911@gmail.com

City

N Richland Hills

State

TX

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:53 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address these loss and increased demand for Coastal Open Space.
- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Amanda Noeldechen

Email

achambers2863@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:47 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Eric McCue

Email

emccue@gmail.com

City

ENCINITAS

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:40 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please consider our repeated requests for open space.

Name

Anne Licata

Email

licatac@hotmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:35 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Our obligation as adult professionals to the future of our children and the younger generation who will inherit our community after we are long gone is a priority over any short term financial gain (if there is any) by developing the land inappropriately. This last area of coastal space should be a beacon for San Diego and California, to do what is right for our local and global

impact. There are enough hotels and homes in the immediate vicinity that are not even filled to occupancy to warrant inappropriate development of the land. The land needs to reflect the needs of the people, the community, not decided by a few “officials” who will also be long gone after a potential inappropriate decision to develop the land. The time is right to always do what is right. The open space should be preserved for open space, parks and enjoyment at the very Gateway of the Carlsbad community.

Name

Dr. Jay Marquand

Email

marquand.jay@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:33 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Kara Stafford

Email

kstafford@hotmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council

meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:31 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

slow growth, less traffic, and more open space are critical to me.

Name

Lisa johnson

Email

lgjohns842@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:28 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

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Checkboxes

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Name

tom mitchell

Email

tom@addisonsheetmetal.com

City

carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:19 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Susan Schneider

Email

suzyschneider11@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:14 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Nancy DeGhionno

Email

760nde@gmail.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council

meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 12:11 PM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Evelyn Eads

Email

eads71@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 11:56 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

James Scherer

Email

grisscherer@gmail.com

City

Encinitas

State

California

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Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 11:53 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Belinda Harris

Email

grandmabel@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 11:33 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please do the right thing and save this coastal area for future generations. Don't be greedy, do the right thing.

Name

Risa Sybrandy

Email

rlsybrandy@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 11:28 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Mike Guerreiro

Email

chief9toe@hotmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 11:19 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Mary Anne Penton

Email

thepentons@cox.net

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:57 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Name

Walker Armstrong

Email

walker.da97@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:54 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Name

Shara Solitare

Email

sharasolitare@hotmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:35 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Name

Ronee Kozlowski

Email

roneek7@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:29 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Andrew Sybrandy

Email

asybrandy@pacificgyre.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:25 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

LEAVE THIS PRECIOUS SPACE FOR THE RIGHT KIND OF USE! Enough development is ruining the Village - haven't the developers and wealthy gotten enough out of our city???????

Name

Robin Hansen

Email

mermama1@mac.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:22 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Leave open space for our future generations to enjoy. It is next to impossible to reverse the adverse effects of residential and commercial development.

Name

Robert Haines

Email

hainesrf@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:14 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

please reserve and keep our last open space

Name

Karen Schlonsky

Email

karenschlonsky920@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:12 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Todd Vittitoe

Email

vittitoe@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:12 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.
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Accordingly, I am making my position known and requesting that:

Name

Mark V Martinez

Email

martinezm53@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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Kaylin McCauley

From: People for Ponto Petition <info@peopleforponto.com>
Sent: Wednesday, July 7, 2021 10:03 AM
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Accordingly, I am making my position known and requesting that:

Name

Corey Sims

Email

csims2@carlsbadusd.net

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:20:47 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Prakshi O'Connor

Email

prakshi.oconnor@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:41:05 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Rana Coleman

Email

ranak001@hotmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:53:40 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

We love visiting this area and its feeling of being an open area without a lot of highrises or dense development. We hope you decide to keep this special area either as open space or as a park with open area. Thank you.

Name

Ray Meyers

Email

meyersray15@gmail.com

City

Englewood

State

Florida

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:09:39 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

There has to be some open coastal space left in Carlsbad. Stay true to the wishes of the residents of Carlsbad and to future generations.

Name

ree Forsberg

Email

Dee@IFIprofessionals.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:03:09 PM

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Renee Wagner

Email

rwagpeg77@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 8:47:04 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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Checkboxes

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Rhonda Karp

Email

rmkarp@gmail.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 8:53:38 AM

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Name

Richard Altenhoff

Email

altenri@twc.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 11:36:32 PM

Dear Carlsbad City Council, and California Coastal Commission:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Richard Nucci

Email

rnucci1@san.rr.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 11:33:37 AM

Dear Carlsbad City Council, and California Coastal Commission:

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please do the right thing and save this coastal area for future generations. Don't be greedy, do the right thing.

Name

Risa Sybrandy

Email

rsybrandy@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:32:00 PM

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Accordingly, I am making my position known and requesting that:

Name

Rob Fleener

Email

rflee@hotmail.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:22:25 AM

Dear Carlsbad City Council, and California Coastal Commission:

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This work is vitally needed now more than ever since,

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Leave open space for our future generations to enjoy. It is next to impossible to reverse the adverse effects of residential and commercial development.

Name

Robert Haines

Email

hainesrf@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:25:03 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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Additional Comments

LEAVE THIS PRECIOUS SPACE FOR THE RIGHT KIND OF USE! Enough development is ruining the Village - haven't the developers and wealthy gotten enough out of our city?????????

Name

Robin Hansen

Email

mermama1@mac.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 4:33:17 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

Name

Roger Rice

Email

nrice57@icloud.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:34:56 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Ronee Kozlowski

Email

roneek7@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [Planning](#)
To: [City Clerk](#)
Subject: FW: New Ponto Park City Petition Entry
Date: Monday, February 1, 2021 9:07:28 AM

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, January 28, 2021 5:58 PM
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

Name

Roseane Sullivan

Email

rhmartins@hotmail.com

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 11:54:25 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Ruth Utti

Email

ruth@tennisutti.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:01:19 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Sandra McKinney

Email

mckinney13059@yahoo.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:49:49 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Sandrine Gibson

Email

sandrinegibson@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 10:21:38 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as “linear park”.

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please show some foresight and recognize the utility of open land and a buffer for sea level rise. Currently our country and the world are in a very precarious position because of a lack of foresight when presented with the overwhelming evidence for climate change. Our habit of grabbing short term gains and the tiring willingness to not invest in the future will in the long run cost our society many lives and billions of dollars. Act to increase the quality of life for many, preserve this open space.

Name

Scott Steinert

Email

steinertscott@gmail.com

City

La Mesa

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- **Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.**
- **City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.**
- **City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?**
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres
(197 Acres)
 275 Acres
 X 15%
 41 Acres
(11 Acres)
 30 Acres

Total land in LFMP Zone 9 [Ponto]
 Constrained land excluded from GMP Open Space
 Unconstrained land in LFMP Zone 9 [Ponto]
 GMP Minimum Unconstrained Open Space requirement
 GMP Minimum Unconstrained Open Space required
 GMP Open Space provided & mapped per City GIS data
Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data

73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

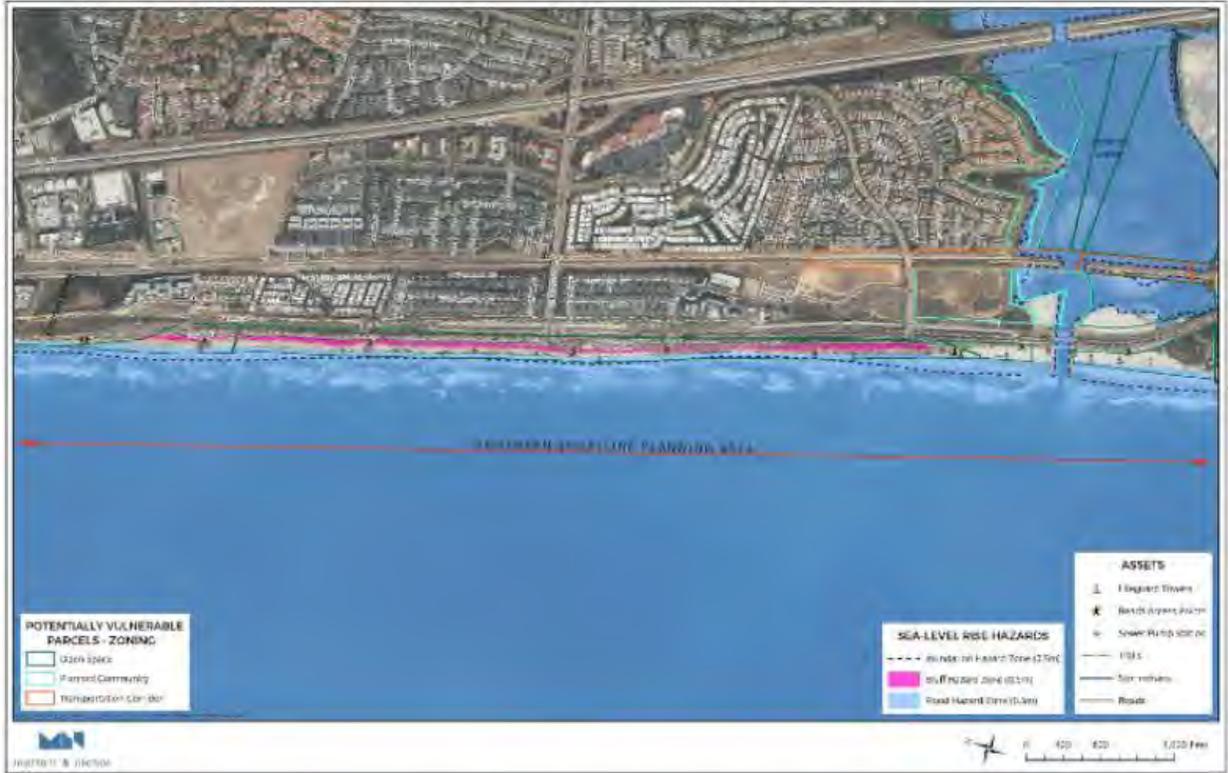


Figure 7: Southern Shoreline Planning Area – Year 2050

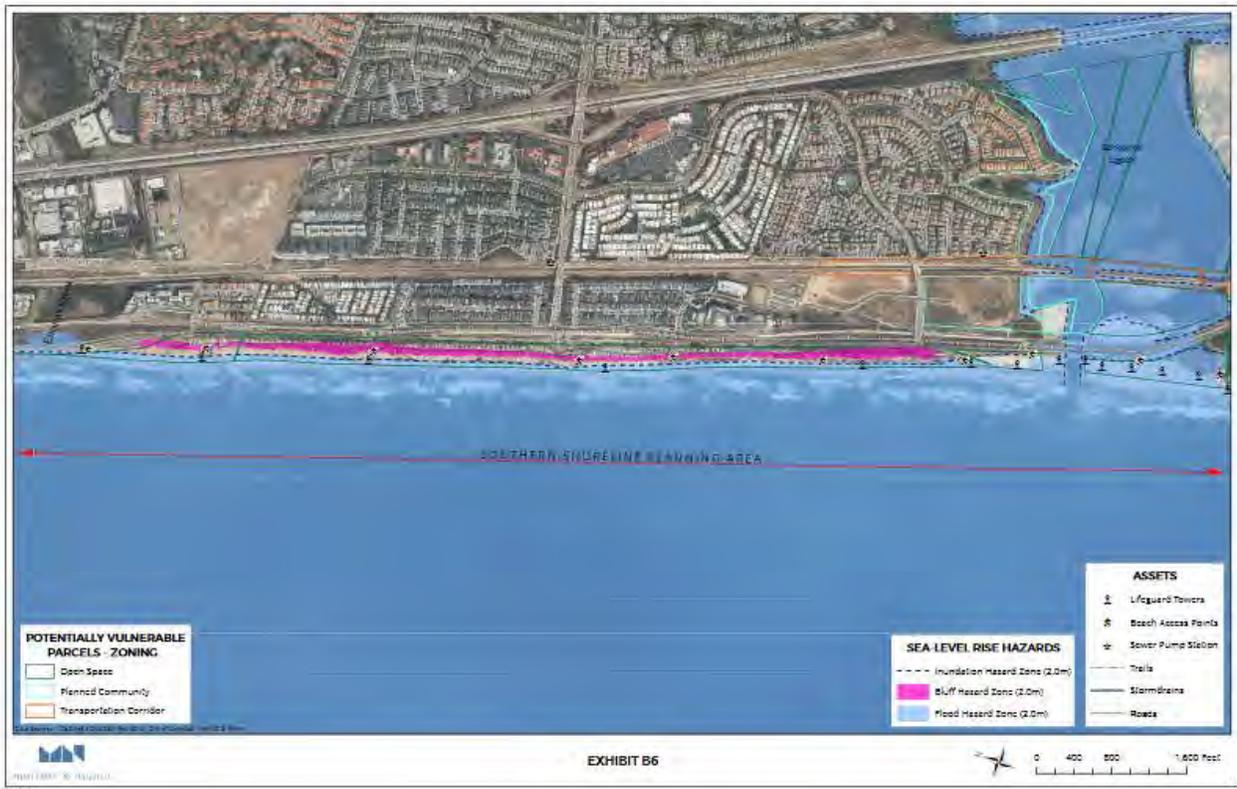




Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... 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 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.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.

Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.
- City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.
- City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres
(197 Acres)
 275 Acres
 X 15%
 41 Acres
(11 Acres)
 30 Acres

Total land in LFMP Zone 9 [Ponto]
 Constrained land excluded from GMP Open Space
 Unconstrained land in LFMP Zone 9 [Ponto]
 GMP Minimum Unconstrained Open Space requirement
 GMP Minimum Unconstrained Open Space required
 GMP Open Space provided & mapped per City GIS data
Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data

73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

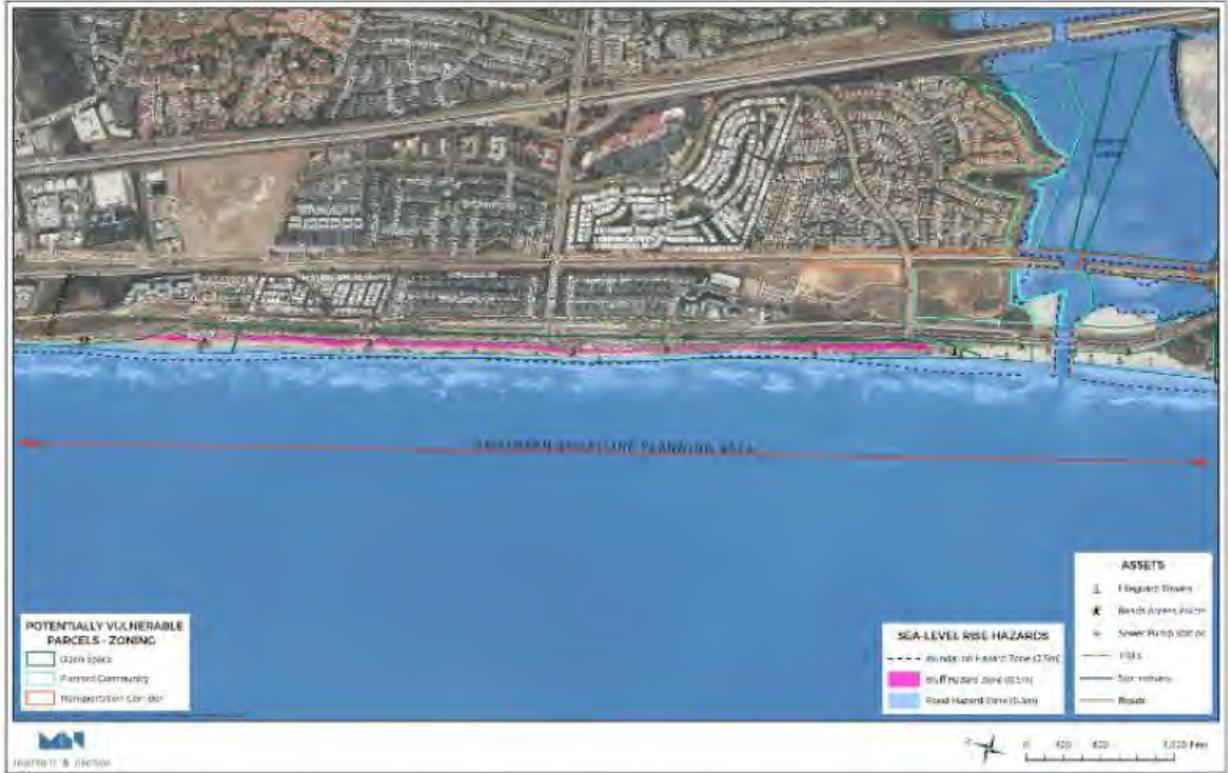


Figure 7: Southern Shoreline Planning Area – Year 2050

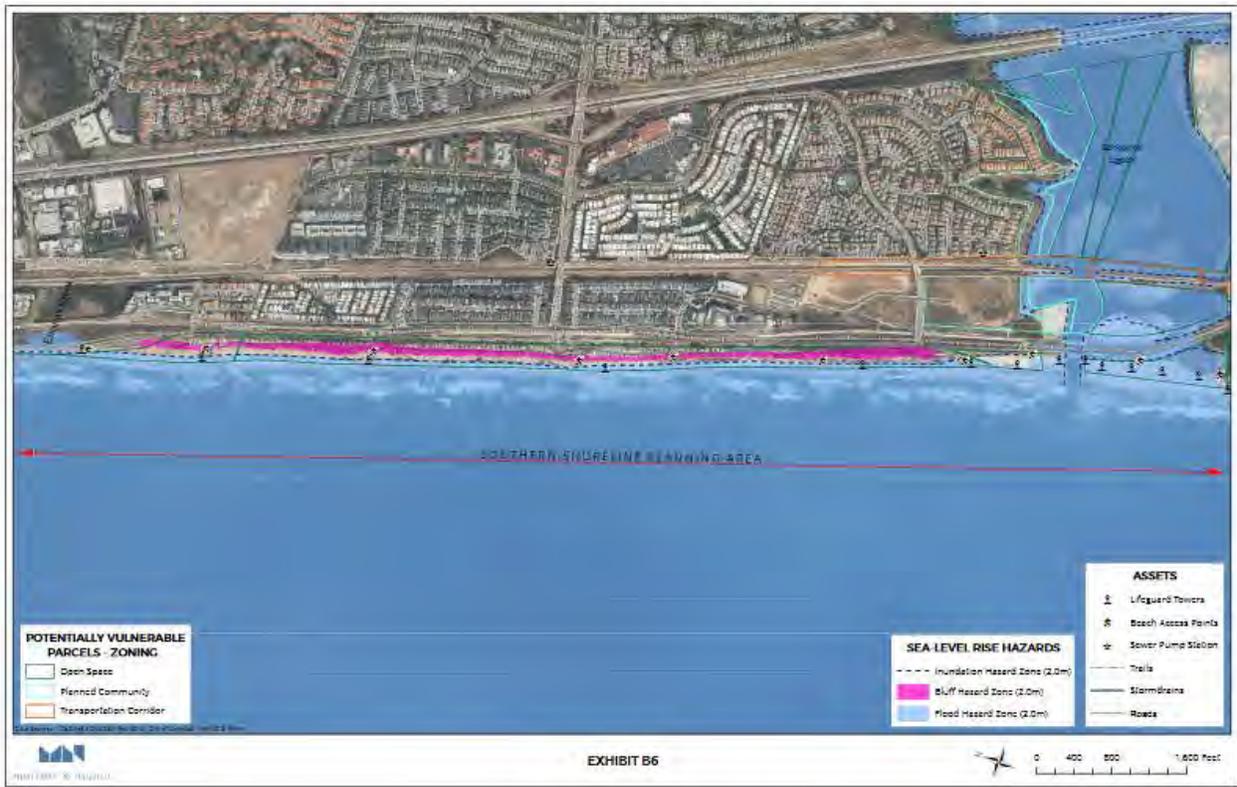




Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... 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 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.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.

From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:14:33 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

Name

Sean Kirkwood

Email

sean@addisonsheetmetal.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:53:53 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Shara Solitare

Email

sharasolitare@hotmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 6:50:27 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

I have visited Carlsbad for more than 30 years and this area needs to be protected. Thank you.

Name

Sharon Meyers

Email

smeyerscomms@aol.com

City

Evanston

State

IL

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Monday, February 1, 2021 10:37:39 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Additional Comments

I used to live at the coast. A park is always a welcome sight to a community.

Name

Sharon Tate

Email

sharonelainetate@gmail.com

Address

2345 Vista Royal
Vista 92084

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 1:44:46 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Email

shelley6@aol.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:04:22 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Sheryl Anderson

Email

sheryl@cglan.net

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 6:36:40 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

It's common sense

Name

Stacy King

Email

stacy.king.us@gmail.com

City

Concord

State

MA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:52:05 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Stephanie Williams

Email

swilliams1188@hotmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:01:11 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Steve Oetting

Email

theoettings@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 5:42:25 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Steven Elliott

Email

steven.s.elliott@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:40:50 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Susan Clifford

Email

sarclifford@gmail.com

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:19:07 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

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- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Susan Schneider

Email

suzyschneider11@gmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:47:58 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

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Accordingly, I am making my position known and requesting that:

Checkboxes

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priory Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Susan Stockdale

Email

sandiegosu@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 6:42:38 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

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- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

I visit the area a lot and love the openness of that southern area.

Name

Suzy Piper

Email

suzypiper@gmail.com

City

Iowa City

State

IA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:30:55 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Ponto must remain a place where families can safely grow up and enjoy the activities available to them. Hi trafficked areas are not conducive to this type of neighborhood. There are very few grassy parks within the ponto area. This is the last of the prime real estate In carlsbad. Utilizing this area will give tourists other places to go.

Name

Tamara Dixon

Email

tamara9497@yahoo.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Thursday, January 28, 2021 7:07:12 AM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density

residential.

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, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

Additional Comments

Development in this area would completely impact the many residents and visitors who have come to love Carlsbad and what makes us unique. The nearby freeway construction is already negatively impacting the lagoon and coastal habitat. In addition, our young families have to pack up and drive to the other side of the freeway to access a park. The lack of an accessible park in our area seems unfair.

Name

Terry Schneider

Email

terryschneider011@gmail.com

Address

7489 Seashell Ct
Carlsbad, CA 92011

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:10:27 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Email

themontiels@hotmail.com

City

Carlsbad

State

California

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 7:56:59 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

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- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

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Checkboxes

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Tiffany Rogers

Email

tiffrogers74@me.com

City

Encinitas

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 6:07:29 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

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- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Timothy Gagner

Email

timgagner15@gmail.com

City

Carlsbad

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 9:37:34 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Tisha Klingensmith

Email

tisha.klingensmith@yahoo.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:12:40 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Todd Vittitoe

Email

vittitoe@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [Planning](#)
To: [City Clerk](#)
Subject: FW: New Ponto Park City Petition Entry
Date: Friday, June 25, 2021 1:33:06 PM

Do you want me to forward these or are you all getting them as well? Thanks - Melissa

From: People for Ponto <info@peopleforponto.com>
Sent: Friday, June 25, 2021 1:24 PM
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Checkboxes

My comments be taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

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, but think this last small

amount of vacant Coastal land should be reserved for Coastal Recreation.

Additional Comments

This area is natural, beautiful, and serene and one of the last undeveloped coastal spaces left in Carlsbad. Please take the time to walk west on Avenida Encinas across the railroad tracks and to the coast highway and enjoy the 180 degree ocean views along the way. It would be so irresponsible for all of us to let this space fall victim to any use that greatly alters it, especially multi story housing when there are more inland options for this. Please help preserve this beautiful area for generations to come! Thanks!

Name

Tom Collard

Email

tomhcollard@gmail.com

Address

7425 Sundial Place
Carlsbad, CA 92011

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:02:17 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Tom Hall

Email

tomhall2016@gmail.com

City

Encinitas

State

Ca

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto Petition](http://peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 12:28:36 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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Name

tom mitchell

Email

tom@addisonsheetmetal.com

City

carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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

From: [Tony Hawk](#)
To: [Council Internet Email](#); [City Clerk](#); [Planning](#); Erin.Prahler@coastal.ca.gov; Toni.Ross@coastal.ca.gov; [Boyle, Carrie@Coastal](mailto:Boyle.Carrie@Coastal)
Cc: info@peopleforponto.com
Subject: Public Comments for Carlsbad Draft LCP-LUPA
Date: Sunday, May 2, 2021 11:48:52 AM

Dear Carlsbad City Council & CA Coastal Commission,

I would like to voice my sincere support for Ponto Park. As a professional athlete, local businessman, and longtime resident of the community, I know full well that coastal Carlsbad needs more open-space projects like this in order to maintain our quality of life as well as remain attractive to visitors. Designating this piece of land as open park space would be a crucial step in creating a space for all to enjoy, and it could easily become a destination for travelers from all over.

Thank you,
Tony Hawk

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:33:00 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

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I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please listen to your constituents.

Name

Tracy Sabin

Email

tracy@sabin.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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

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. Citizens repeatedly ask in the official Public Records Request to see the City’s evidence of City compliance with Planning Area F’s Existing LCP Policy provided the City responded with: “... you are asking the City to answer questions about information not found in the documents of existence provided. The City is unable to assist you in this manner. ...” There is no evidence the City during both these planning efforts informed Citizens of Planning Area F’s Existing LCP Policy (preventing Citizens to know about the Policy and provide public input), nor evidence the City complied with the requirements of the Policy. These two planning efforts were thus flawed, and counter to language within the CA Coastal Act.

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 sidebar comment admitted the City made some ‘Ponto planning errors’ going back over 15 years. Those City planning errors were 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 [LU Change]	1/19/17	LFMP AMENDMENT FOR ZONE 9
LCPA2016-0002 [LCP Change]	12/20/16	USES PROPOSED FOR PLANNING AREA F
MP2016-0001 [Zone Change]	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.

For the City's and CA Coastal Commission's Public Participation process to function Carlsbad Citizens need to have these facts, so they are properly informed.

The overwhelming Citizen input on the need for and request the City provide Ponto Coastal Park comes from Citizens slowly in 2017 becoming aware of the City's prior Ponto Planning Area F planning mistakes and asking the City to acknowledge and correct those mistakes.

From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 8:33:28 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

victor cavataio

Email

vicandvan@verizon.net

City

CARLSBAD

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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

From: [People for Ponto](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: New Ponto Park City Petition Entry
Date: Sunday, February 28, 2021 2:51:55 PM

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

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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 all Carlsbad residents and visitors.

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 my position known and requesting that:

Email

vylee@pacbell.net

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 10:57:43 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Name

Walker Armstrong

Email

walker.da97@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](#)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Wednesday, July 7, 2021 4:38:27 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

Checkboxes

I want the City to take action on designating Planning Area F as Open Space to allow economically viable open space land uses that will be lost due to sea level rise. A Ponto Park is much needed, but if not a park, then open space land use so the coast can be accessed and enjoyed g for future generations and our visitor industry.

I DO NOT want to increase traffic congestion along Coast Highway for an extremely costly walkway, when the same

walkway can be provided for a fraction of the cost along existing Coast Highway. It is not appropriate to try to pass off a walkway as "linear park".

I DO NOT want the City of Carlsbad to change the LCP and zoning to make Ponto Planning Area F land use R-23 high-density residential. If Ponto is not Open Space then retain the existing Non Residential Reverse land use policy, and return the land use map back to Non Residential Reserve to match the existing land use policy.

I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

Please have the "'Southern Gateway to Carlsbad" be a beautiful park and NOT hotels, condos, or structures of any kind! This is the ONLY time we will have the opportunity to do this, because "once it's gone, it's gone forever!" From a resident who was born here 75 years ago....

Name

William Bradford

Email

carlsbadbill@gmail.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from People for Ponto

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Tuesday, July 6, 2021 10:01:01 PM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's Ggeneral Pplan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Additional Comments

South Carlsbad Needs this park

The time has come to equalize coastal area park and accessibility.

If its not a park then cancel the commercial development

Name

William O'Connell

Email

billfed@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

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From: [People for Ponto Petition](mailto:petition@peopleforponto.com)
To: petition@peopleforponto.com
Subject: Protect Ponto Petition Letter
Date: Thursday, July 8, 2021 8:49:07 AM

Dear Carlsbad City Council, and California Coastal Commission:

I applaud you for directing City Staff to bring City Council viable strategies regarding Planning Area F and other coastal properties to preserve open space and create coastal recreation.

This work is vitally needed now more than ever since,

- The City's 2017 Sea Level Rise Report shows Ponto will lose over 32-acres of Coastal Open Space land use due to coastal erosion and flooding. (14+ acres of Coastal Recreation and 18+ acres of Campground will be lost) during the city's General Plan.

- The current 2015 General Plan did not consider this critical 2017 Sea Level Rise data and new actions and Plan are needed to address this loss and increased demand for Coastal Open Space.

- 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 a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia) that will only get worse as we lose Coastal Open Space lands due to Sea Level Rise.

Accordingly, I am making my position known and requesting that:

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I am not in favor of a lower priority residential development at Ponto and think this last small amount of vacant Coastal land should be reserved for High-Priority Coastal Park and Open Space Land Use consistent with the CA Coastal Act.

Name

Yvonne Sinnen

Email

ysinn@aol.com

City

Carlsbad

State

CA

I request that my comments be taken into consideration at the July 13th City Council meeting and future LCP meetings by the City and CA Coastal Commission and put into the public comment record for all matters related to Planning Area F.

Sent from [People for Ponto](#)

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