

**CITY OF CARLSBAD
Proposition E**

(This proposition will appear on the ballot in the following form.)

E Shall an ordinance be adopted to provide as a part of the 1986 growth management plan that 1) **NO DEVELOPMENT SHALL BE APPROVED** by the City of Carlsbad unless it is guaranteed that concurrent with need all necessary public facilities be provided as required by said plan with emphasis on ensuring good traffic circulation, schools, parks, libraries, open space and recreational amenities; and 2) the City Council shall not approve residential development which would increase the number of dwelling units beyond the limit in said ordinance **WITHOUT AN AFFIRMATIVE VOTE OF THE CITIZENS**. The City may add additional public facilities. The City shall not reduce public facilities without a corresponding reduction in the residential dwelling unit limit.

PROPOSED ORDINANCE

The People of the City of Carlsbad do ordain as follows:

A. That the Carlsbad general plan shall be amended by the amendment of the Public Facilities and Land Use Elements to add the following:

"The City of Carlsbad in implementing its public facilities element and growth management plan has made an estimate of the number of dwelling units that will be built as a result of the application of the density ranges in the Land Use Element to individual projects. The City's Capital Improvement Budget, growth management plan, and public facilities plans are all based on this estimate. In order to ensure that all necessary public facilities will be available concurrent with need to serve new development it is necessary to limit the number of residential dwelling units which can be constructed in the City to that estimate. For that purpose the City has been divided into four quadrants along El Camino Real and Palomar Airport Road. The maximum number of residential dwelling units to be constructed or approved in the City after November 4, 1986 is as follows: Northwest Quadrant 5,844; Northeast Quadrant 6,166; Southwest Quadrant 10,667; Southeast Quadrant 10,801.

The City shall not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in development above the limit in any quadrant. In order to ensure that development does not exceed the limit the following growth management control points are established for the Land Use Element density ranges.

ALLOWED DWELLING UNITS PER ACRE

<u>General Plan Density Ranges</u>	<u>Growth Management Control Point</u>
RL 0 - 1.5	1.0
RLM 0 - 4.0	3.2
RM 4 - 8.0	6.0
RMH 8 - 15.0	11.5
RH 15 - 23.0	19.0

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The City shall not approve any residential development at a density that exceeds the growth management control point for the applicable density range without making the following findings:

1. That the project will provide sufficient additional public facilities for the density in excess of the control point to ensure that the adequacy of the City's public facilities plans will not be adversely impacted.
2. That there have been sufficient developments approved in the quadrant at densities below the control point to cover the units in the project above the control point so the approval will not result in exceeding the quadrant limit.

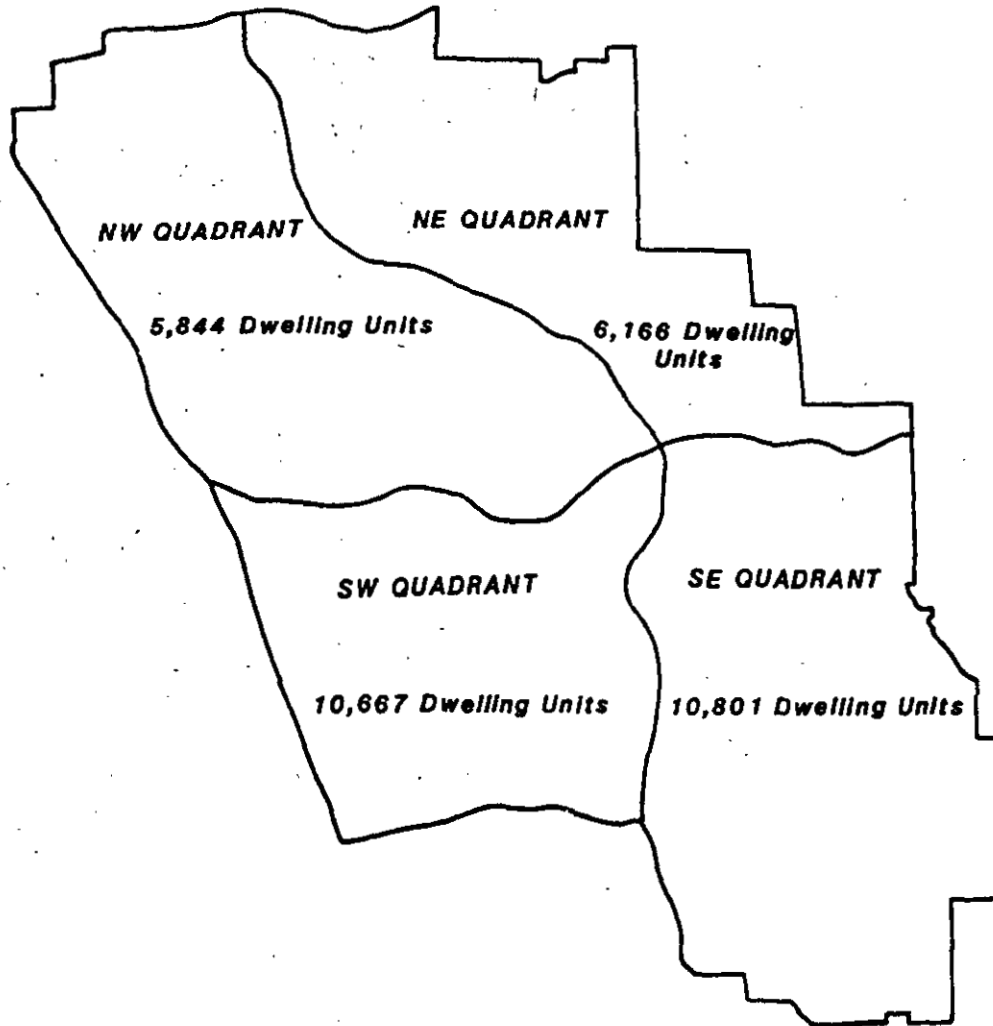
The City Manager shall monitor all approvals and report to the Planning Commission and City Council on an annual basis to ensure that the construction of residential units within each quadrant, on a cumulative basis, will be at or below the growth management control points and that the overall quadrant limits are being maintained. If the annual report indicates in any way that it is likely that the limit may be exceeded, the Council shall take appropriate action by revising the growth management plan and the City's zoning code to ensure that the ceilings will be maintained.

The City Council or the Planning Commission shall not find that all necessary public facilities will be available concurrent with need as required by the Public Facilities Element and the City's 1986 growth management plan unless the provision of such facilities is guaranteed. In guaranteeing that the facilities will be provided emphasis shall be given to ensuring good traffic circulation, schools, parks, libraries, open space and recreational amenities. Public facilities may be added. The City Council shall not materially reduce public facilities without making corresponding reductions in residential densities.

Nothing in this section shall be construed as changing the requirement that any specific residential density above the minimum allowed by the Land Use Element density ranges and the applicable zoning shall be justified according to the requirements of the appropriate General Plan and zoning provisions.

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B. The zoning map of the City of Carlsbad shall be amended to provide that building permits issued or approved for residential dwelling units in the City after November 4, 1986 shall not exceed the limits established in the map in this section. The numbers on the map shall not be increased without an affirmative vote of the people.



C. The City Council shall adopt amendments to Chapter 21.90 of the Carlsbad Municipal Code (Growth Management) as necessary to implement the General Plan amendment of Section A and the Map of Section B.

D. This ordinance is inconsistent with and intended as an alternative to any initiative ordinance which would place an annual numerical limitation on the rate of residential construction. If this ordinance and any such initiative ordinance are both passed by a majority voting thereon then the one with the most votes shall prevail."

ARGUMENT IN FAVOR OF PROPOSITION E

VOTE YES ON PROPOSITION E

Most people agree that the pace of growth in Carlsbad has been so fast that a moratorium on building was needed. The moratorium gave Carlsbad time to find an intelligent way to plan future growth. The result is Proposition E, which puts strict rules on the books--rules that can't change unless you, the voter, change them.

Proposition E puts a permanent cap on the total number of residential units that can be built in Carlsbad; reduces the overall density of the city and guarantees that we will always be a low density residential community with 40% open space. NO DEVELOPMENT SHALL BE APPROVED unless all required public facilities are provided up front.

Proposition E guarantees that the cost of needed public facilities will be paid by land developers and future homeowners--not by current Carlsbad taxpayers. Proposition E gives us controlled growth without increased taxes and without destroying our property values or beautiful community.

Proposition E was put on the ballot by the City Council and is endorsed by the Carlsbad Unified School District.

Now is the time to put strict limits on development and a cap on our future growth. Vote to preserve Carlsbad. VOTE YES ON PROPOSITION E

MARY H. CASLER

RICHARD J. CHICK

ANN J. KULCHIN

CLAUDE A. LEWIS

HOWARD C. HARMON

REBUTTAL TO THE ARGUMENT IN FAVOR OF PROPOSITION E

The City concedes the pace of growth was so fast a moratorium was needed and yet, it concocted a scheme that does nothing to slow down the pace of growth.

Proposition E together with the growth management ordinance that is not on the ballot will, if faithfully implemented, provide public facilities. But that's not the problem. The problem is too much growth, too fast. And Proposition E does nothing to cure the cancer of ever-increasing growth. That cancer will eventually kill the quality of life most of us came to find.

Proposition E puts a cap on the number of residential units, but that cap is neither permanent nor does it slow down the rate of growth.

As stated in the ballot question Proposition E is an amendment to the 1986 growth management ordinance, which is not on the ballot. That ordinance contains a self-destruct date of June 30, 2001, fifteen years from now. That provision kills the claim of permanence.

And how does Proposition E and the associated ordinance slow the pace of growth, which the city agrees is out of control? The city and the developers would like you to believe that by tying growth to the provision of public facilities, growth will slow down. But, will it, really? What if the city and developers build the facilities faster than needed? Obviously, growth will be speeded up instead of slowed.

If you want EXPLOSIVE GROWTH vote for E.

If you want GRADUAL GROWTH vote for G.

COL. A. J. SKOTNICKI, USMC Ret.
Secretary, Association of
Carlsbad Taxpayers

THOMAS WILLIAM SMITH
Co-Chairman, Concerned Citizens

ARGUMENT AGAINST PROPOSITION E

There are two ballot propositions on growth on the ballot. One is the CITIZENS' SLOW GROWTH INITIATIVE, PROPOSITION G. The other is City Hall's PROPOSITION E.

If you want the growth rate slowed down, PROPOSITION G will do it. It limits growth to 1000 new dwelling units in 1987 -- 750 in 1988 and 500 a year for the next 8 years. That's a drastic much-needed cut from the growth binge of 2500 to 3000 dwelling units in recent years. So, if you want SLOW GROWTH, vote YES on PROPOSITION G. Only the voters can change it -- City Hall can't.

You want facilities up front? That's already provided by City Hall's growth management plan -- it became law Aug. 1, 1986 and IS NOT ON THE BALLOT.

What does City Hall's PROPOSITION E give you? Actually, it's a trick to confuse thousands of voters who want SLOW GROWTH. It fixes a "cap" of 34,600 more dwelling units. It does not SLOW GROWTH. It permits FAST GROWTH. PROPOSITION E also contains a killer clause to kill the Citizens' Slow Growth Initiative.

Be aware that City Hall has shamefully approved a propaganda campaign using tax dollars to manipulate voters.

Thus, if you want SLOW GROWTH and FACILITIES UP FRONT, you get both by voting YES on PROPOSITION G and NO on PROPOSITION E.

If you don't vote this way, then in ten years you'll get up to 82,700 more people in Carlsbad -- an average minimum of 138,400 additional car trips per day. We'll need 9 more elementary schools.

Developers and City Hall won't save Carlsbad from becoming L. A. South -- the voters will have to do it. You can do it by voting YES on PROPOSITION G and NO on PROPOSITION E. It may be your last chance to save the Carlsbad we love.

NELSON ALDRICH
Co-Chairman, Concerned Citizens

THOMAS WILLIAM SMITH
Co-Chairman, Concerned Citizens

ALBERT MENDOZA
Treasurer, Concerned Citizens
Carlsbad City Council Candidate
COL. A. J. SKOTNICKI, USMC Ret.
Secretary, Association of
Carlsbad Taxpayers

REBUTTAL TO THE ARGUMENT AGAINST PROPOSITION E

- Fact: **PROPOSITION E** places a limit on the number of homes that can **EVER** be built in Carlsbad. This limit can **ONLY** be changed by a **VOTE** of the people. There is no such limit under Proposition G.
- Fact: **PROPOSITION E IS A PLAN FOR THE ORDERLY LONG-TERM DEVELOPMENT OF CARLSBAD.** **PROPOSITION E** provides that **NO DEVELOPMENT SHALL BE APPROVED** without all public facilities being required up front. This means the roads, schools, parks, libraries and open space have already been planned, and a method for their financing and time table for their installation has been approved before any construction starts.
- Fact: Density has been lowered throughout the City while open space has been greatly increased.
- Fact: **PROPOSITION E** is a blueprint for the orderly development of Carlsbad over the next 20 years so you will know exactly where, when and how development is going to occur. Proposition G does not give you any such answers.
- Fact: **PROPOSITION G IS NO PLAN AT ALL.**

The opponents of **PROPOSITION E** contend that if you vote for **PROPOSITION E** you will be authorizing an increase of over 82,000 new people to Carlsbad within the next 10 years. **RIDICULOUS!** The City has only grown to 52,000 in its 100 years of existence. **PROPOSITION E** is supported by a large number of responsible electors who have studied the issues. It is a thoughtful, far-reaching masterplan for the future of Carlsbad over the next two decades.

VOTE YES ON PROPOSITION E

JEANNE B. MC FADDEN, Co-chair
Carlsbad Association of
Responsible Electors

HOWARD C. HARMON
Vice-president
Senior Citizens Association
Co-chair
Carlsbad Association of
Responsible Electors

STEPHEN M. L'HEUREUX
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JULIE NYGAARD, Trustee
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SEENA TRIGAS
Trustee, Carlsbad Library