

April 23, 2018

Ms Debbie Fountain
Community & Economic Development Director
City of Carlsbad
1635 Faraday Ave
1200 Carlsbad Village Drive
Carlsbad, CA 92008

RE: Open Space Deficit Issues – Our partial response to your Emailed Letter to Jean Camp and Lance Schulte Regarding Open Space, Parks and the Shopoff Project dated 4/19/2018

Dear Ms Fountain,

Thank you for email to me and Lance Schulte regarding my April 17th presentation to City Council and the issues I've raised on behalf of the Ponto Beachfront Development Review Committee regarding open space, park space and the Shopoff development project. Our response to your letter regarding the Open Space deficit in Zone 9 follows:

Re Open Space Deficit In Zone 9

My presentation and data presented clearly show an Unconstrained Open Space Deficit of 30 acres in Zone 9. Our "opinion" is based on the facts that: 1) Calculating the Unconstrained Open Space required in Zone 9 off of your own GIS data clearly shows the deficit exists now and appears to have existed since 1986 and 2) We have yet to obtain data from the City to show that the Zone 9 was already developed and considered in compliance with Growth Management in 1986 and/or that Zone 9 in 1986 was already in compliance with the Unconstrained Open Space standard.

Two members of our Committee and I met with the Mayor on Friday, April 20th. The Mayor agreed that I should ask you to justify your statements/claims with actual data and supporting facts. So I kindly ask you to please provide the following at your earliest convenience:

- 1) Proof including but not limited to all facts, data, maps, occupancy permits, aerial photos, correspondence, etc that clearly illustrate how Zone 9 in 1986 was "already developed and considered in compliance with Growth Management."
- 2) Proof including but not limited to all facts, data, maps, calculations, correspondence, etc that clearly shows how Zone 9 in 1986 met the 15% Unconstrained Growth Management Program Open Space Standard.
- 3) Please provide the current and all past Facility Adequate Analyses back to and including relevant years up to 1986 that show the adequacy of the "unconstrained" open space – not just the total

constrained and unconstrained open space. These analyses should show the 15% Unconstrained Growth Management Program requirement in every year's analysis.

- 4) Please provide data from the required/appropriate monitoring program – which is a requirement of the Local Facilities Management Plan – that show how the 15% unconstrained open space requirement in Zone 9 has been managed and maintained.
- 5) In this analysis, please include data and corresponding back-up to show how the locations of the performance Open Space was evaluated and indicated during project specific analysis and development project approvals.

Time in responding is important, as this issue needs to coincide and be resolved within the timeframe of the City's current review and analysis of "completeness" of Shopoff's two planning applications for Ponto East and Ponto West. As we believe the unconstrained Open Space deficit does exist, no building permits should be allowed and the City Council should amend the Growth Management Program and instruct your staff to make the developer responsible for analyzing Open Space and for providing solutions in the developer's Local Facilities Management Plan update.

Thank you for your upcoming timely response to this important matter.

Sincerely,



Jean S. Camp

On behalf of the Ponto Beachfront Development Review Committee

Cc:

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