

April 26, 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 4/24/2018

Dear Ms Fountain,

Thank you for recent email to me reiterating your/City Staff's position on Open Space in Zone 9.

I have read and understand what the Growth Management Program states and from your own data, the statements in the Growth Management Program appear to be wrong. You do not need to keep repeating yourself to me and what the Program states or that staff "believes" the statements in the Growth Management Program are correct. Your own data clearly shows there is insufficient Unconstrained Open Space in Zone 9 and you are being asked to prove that the space exists and also what happened in 1986.

I would ask that you please answer each of my questions in my prior letter to you dated April 23, 2018.

In addition, I would ask that you answer the following:

- 1) Please define the words "already built out."
- 2) Please show how the area was "already built out" in 1986.
- 3) Please provide copies of the approved Master Plans from 1986 that show how the Open Space requirement would be met.
- 4) Please show how Zone 9 met or exceeded the Open Space standard in 1986.
- 5) If per the Open Space Performance Standard, 15% of the total land area in the zone exclusive of environmentally constrained non-developable land must be set aside for permanent open space and be concurrent with development:
 - a. how much unconstrained open space is required in Zone 9

b. and where is that unconstrained open space in Zone 9 now?

Kindly pull your data together so that we can review it with Kevin Crawford in our upcoming meeting in May.

Thank you.

Sincerely,



Jean S Camp

On behalf of the Ponto Beachfront Development Review Committee

Cc:

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