

Rebuttal to Argument Against Measure A

MEASURE A IS GOOD FOR CARLSBAD

Measure A includes an **open air shopping center and dining promenade on just 55% of the land currently zoned** for commercial development along the freeway.

IMPROVES TRAFFIC FLOW

Yes on Measure A requires the developer to spend **\$9.4 million on traffic improvements which will improve future traffic flow**. Although the standard is still exceeded due to regional traffic growth, overall traffic growth is improved by Measure A. **CALTRANS will complete the I-5 widening to SR 78 by 2021** which includes the extension of carpool lanes from Encinitas to SR 78.

SAFEGUARDS CARLSBAD

Measure A complies with all laws and is consistent with or exceeds city, state and federal regulations, including height restrictions and Carlsbad's General Plan and it complies with 10 of 11 Growth Management Plan standards. The plan **must be approved by the California Coastal Commission** and all building plans must be approved by the City of Carlsbad.

REGULATES LAND USE

Measure A is a **Specific Plan**, a type of land use plan that has been **used dozens of times** in Carlsbad, including in **Bressi Ranch, Aviara, La Costa** and other neighborhoods.

DELIVERS OPEN SPACE

Measure A will permanently conserve, protect and maintain over 176 acres of newly accessible open space and agricultural lands, **including 21 acres of new open space**, with all maintenance costs to be covered by the plan in perpetuity, **at no cost to taxpayers**. The plan also **protects agricultural farming for future generations**.

ARGUMENT / REBUTTAL SIGNATURES

(The following statement is required by California Elections Code Section 9600.)

The undersigned authors of the Rebuttal argument Against ballot measure A Letter
 Direct OR Rebuttal to the In favor of OR Against

at the Special Election election for the City of Carlsbad to be held on February 23, 2016 hereby state
 Election Title Jurisdiction Date

that such argument is true and correct to the best of their knowledge and belief.
his/her/their

NAME (Signature): <u>Ramona Finnilla</u> (Print): <u>Ramona Finnilla</u> *TITLE (Optional): <u>Former Carlsbad City Council Member</u> ADDRESS: <u>4808 Courageous Lane</u> <u>Carlsbad, CA 92008</u> DATE: <u>12/11/15</u> PHONE: <u>760-533-6587</u>	NAME (Signature): <u>[Signature]</u> (Print): <u>Lujie Nygaard</u> *TITLE (Optional): <u>Former Carlsbad City Council Member</u> ADDRESS: <u>3405 Spanish Way</u> <u>Carlsbad CA 92008</u> DATE: <u>12-10-15</u> PHONE: <u>760-840-1180</u>
NAME (Signature): <u>[Signature]</u> (Print): <u>Ann Kulichin</u> *TITLE (Optional): <u>Former Carlsbad City Council Member</u> ADDRESS: <u>3014 Garboso St.</u> <u>Carlsbad, CA 92008</u> DATE: <u>12/11/15</u> PHONE: <u>760-845-3613</u>	NAME (Signature): <u>[Signature]</u> (Print): <u>[Signature]</u> *TITLE (Optional): <u>[Signature]</u> ADDRESS: <u>[Signature]</u> DATE: <u>[Signature]</u> PHONE: <u>[Signature]</u>

* If provided, this title may be printed in the Sample Ballot/Voter Information Pamphlet.

NOTE

Registrar of Voters policy does not allow candidates, campaign managers, campaign treasurers, argument or rebuttal signers of ballot measures or members of their immediate family to host a polling place or act as a poll worker in the jurisdiction in which the candidacy or ballot measure of the interested party is being voted upon.

NAME (Signature): <u>[Signature]</u> (Print): <u>Lisa L. Cannon-Kodman</u> *TITLE (Optional): <u>Former President CUSD School Board</u> ADDRESS: <u>4009 Levang Layang Ct, #D</u> <u>Carlsbad, CA 92008</u> DATE: <u>12-14-15</u> PHONE: <u>760 271-1356</u>

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NAME (Signature): <u>Ramona Finnilla</u> (Print): <u>Ramona Finnilla</u> *TITLE (Optional): <u>Former Carlsbad City Council Member</u> ADDRESS: <u>4808 Courageous Lane</u> <u>Carlsbad, CA 92008</u> DATE: <u>12/11/15</u> PHONE: <u>760-533-6587</u>	NAME (Signature): <u>Luke Nygaard</u> (Print): <u>Luke Nygaard</u> *TITLE (Optional): <u>Former Carlsbad City Council Member</u> ADDRESS: <u>3405 Spanish Way</u> <u>Carlsbad CA 92008</u> DATE: <u>12-10-15</u> PHONE: <u>760-840-1180</u>
NAME (Signature): <u>Ann Kulchin</u> (Print): <u>Ann Kulchin</u> *TITLE (Optional): <u>Former Carlsbad City Council Member</u> ADDRESS: <u>Carlsbad, CA 92008</u> DATE: _____ PHONE: <u>760-845-3613</u>	NAME (Signature): <u>Gregory R. Nelson</u> (Print): <u>Gregory R. Nelson</u> *TITLE (Optional): <u>Long Term Resident / Businessman</u> ADDRESS: <u>3664 Marik Lane</u> <u>Carlsbad, CA 92008</u> DATE: <u>12/11/15</u> PHONE: <u>760-420-4850</u>

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NAME (Signature): _____ (Print): _____ *TITLE (Optional): _____ ADDRESS: _____ DATE: _____ PHONE: _____

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This authorization is required pursuant to Election Code Section 9285.a2.

I, MICHAEL SCHUMAKER, an author and signer of the direct
Argument in favor of City of Carlsbad Ballot Measure A to be voted on February 23, 2016, do
hereby authorize any other person or persons to prepare, submit or sign the rebuttal argument.

Michael Schumaker
Signature

12/14/15
Date



This authorization is required pursuant to Election Code Section 9285.a2.

I, Keith Blackburn, an author and signer of the direct
Argument in favor of City of Carlsbad Ballot Measure A to be voted on February 23, 2016, do
hereby authorize any other person or persons to prepare, submit or sign the rebuttal argument.

A handwritten signature in blue ink, appearing to read "Keith Blackburn", written over a horizontal line.

Signature

12-14-15

Date



This authorization is required pursuant to Election Code Section 9285.a2.

I, Lorraine M. Wood, an author and signer of the direct
Argument in favor of City of Carlsbad Ballot Measure A to be voted on February 23, 2016, do
hereby authorize any other person or persons to prepare, submit or sign the rebuttal argument.

Lorraine M. Wood
Signature

12-10-15
Date



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I, Mark Packard, an author and signer of the direct
Argument in favor of City of Carlsbad Ballot Measure A to be voted on February 23, 2016, do
hereby authorize any other person or persons to prepare, submit or sign the rebuttal argument.

Mark Packard
Signature

12-11-15
Date



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I, Matt Hall, an author and signer of the direct

Argument in favor of City of Carlsbad Ballot Measure A to be voted on February 23, 2016, do

hereby authorize any other person or persons to prepare, submit or sign the rebuttal argument.

Matt Hall
Signature

12/11/15
Date