

RECEIVED

MAY 12 2015

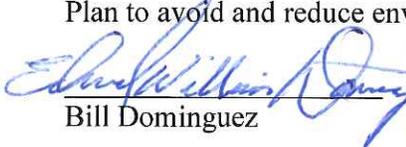
CITY OF CARLSBAD  
CITY CLERK'S OFFICE

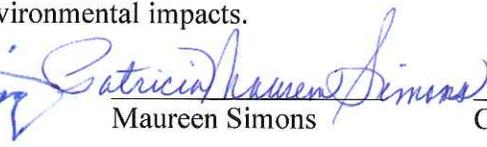
### NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by persons whose names appear hereon of their intention to circulate a petition within the City of Carlsbad for the purpose of proposing to the voters of Carlsbad the enactment of the Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail (hereinafter, the "Agua Hedionda 85/15 Specific Plan" or "Specific Plan"). A statement of the reasons of the proposed action as contemplated in the petition is as follows:

This initiative protects and conserves the character of Carlsbad and provides access to open space by passing the Agua Hedionda 85/15 Specific Plan. The Specific Plan affects approximately 203.4 acres of land between the south shore of the Agua Hedionda Lagoon and Cannon Road by protecting and conserving approximately 176.7 acres for open space, continuing and supporting strawberry farming and coastal agricultural (more than 85% of the Specific Plan area), and reserving approximately 26.7 acres (less than 15% of the Specific Plan area) for a new pedestrian-friendly outdoor retail, shopping, dining, entertainment, and recreation promenade – at no tax burden to Carlsbad residents.

The Specific Plan provisions: (1) permanently protect and conserve approximately 176.7 acres for open space and the continuation of strawberry farming and coastal agriculture by requiring a permanent open space and agricultural easement granted to the City of Carlsbad, a qualified environmentally-focused non-profit organization, or public agency for open space and agricultural conservation purposes over approximately 155.1 acres of the Specific Plan area — with the remaining approximately 21.6 acres subject to an easement or deed restriction for open space and agricultural purposes in addition to allowing supporting improvements and uses including farm stand and farm-to-table dining options consistent with the Specific Plan; (2) provide Carlsbad residents and visitors low-impact public access to open space lands by providing passive recreation amenities including miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, parking, and an integrated resource and educational signage program; (3) require the approximately 155.1 acres within the open space and agricultural easement to be dedicated to one or more qualified environmentally-focused non-profit entities, land conservancy organizations, public agency, and/or farming and agricultural interests; (4) require the protected habitat, public access, and agricultural areas within the dedicated open space conservation land to be managed, operated, and maintained in cooperation with one or more qualified environmentally-focused non-profit entities, land conservancy organizations, land managers, agencies, and farming and agricultural interests; (5) provide for the continuation and support of strawberry farming and coastal agriculture within the Specific Plan area; (6) in addition to the approximately 176.7 acres of protected and conserved open space, provide Carlsbad residents and visitors with a pedestrian-friendly visitor-serving outdoor retail, shopping, dining, entertainment, and recreation promenade on approximately 26.7 acres within the Specific Plan area for a high-quality, functionally integrated district designed to maintain a sense of community and contribute to Carlsbad's traditional "village" identity and beach community character; (7) use revenue sources generated by implementing the Specific Plan and/or from private sources to fund, in its entirety, the dedication, improvement, restoration, operation, and maintenance of the dedicated open space areas at no tax burden to Carlsbad residents; (8) require the open space dedication, improvement, and funding be established and in place prior to opening the visitor-serving commercial component of the Specific Plan; (9) require implementation of the environmental protection features provided in the Specific Plan to avoid and reduce environmental impacts.

  
Bill Dominguez

  
Maureen Simons

  
Carlton Lund