



Batiquitos Lagoon Foundation

Preserve, Protect, and Enhance

June 28, 2005

Carlsbad City Council
1200 Carlsbad Village Drive
Carlsbad, California 92008

Subject: Ponto Beachfront Village Vision Plan

Dear Mayor and Council Members:

The Batiquitos Lagoon Foundation (BLF) has been striving to *preserve, protect and enhance* the Batiquitos environs since 1984. We wish we could preserve the Ponto area in its current semi-developed state. We also recognize the development rights granted by the City zoning ordinance and Master Plan. Given that development will occur in this area, we believe that the City's effort to develop a vision plan that provides a unifying theme for future development, while protecting the environment to the extent possible, is appropriate. We think the city demonstrated excellent forward thinking in developing the Vision Plan.

We firmly believe there are environmental factors that must be considered in developing the Ponto Beachfront Village Area. The site's proximity to endangered species nesting grounds requires setbacks and buffers, while the area's proximity to Batiquitos Lagoon and the Pacific Ocean require aggressive use of Best Management Practices for urban runoff and storm water management. The public's right of access to this area must be safeguarded by expansion and connection to the existing trail network, provision for adequate public parking and prohibition of gated communities.

We understand that the Vision Plan provides a preliminary environmental assessment and defers site specific concerns until development plans are proposed. We encourage the city to continue its usual aggressive enforcement of county, state and federal statutes that protect our environment. We look forward to working with the City in crafting sensitive solutions for Ponto Beachfront Village that will benefit both our City and the environment.

Sincerely

/s/

On behalf of the Batiquitos Lagoon Foundation
Seth Schulberg, President