

Attachment H

Public Documentation

H.1 – San Dieguito

Community Planning Group

Hingtgen, Robert J

From: R Bruce Liska [bruce.bettyliska@gmail.com]
Sent: Friday, April 12, 2013 1:31 PM
To: Hingtgen, Robert J
Cc: Lois A. Jones; Doug Dill
Subject: Crosby Enclave vote report
Attachments: SDPG Crosby Enclave report.pages

Hi Robert,

Thank you for attending last nights hearing on the Crosby Enclave. Your first-hand experience should be helpful at the PC hearing to follow.

Since our motion did not receive the eight votes required to establish a group position, the record should show that SDPG did not take a position for/against the project.

The usual PDS form to report a planning group action was not if the file that was passed on to me, so I created one and have attached it to this e-mail. Please be sure it is entered in the file.

Bruce

PROJECT NAME: Crosby Enclave Residential Subdivision and SPA

CASE NUMBER: 3813 11-001(SPA); 3600-11-001 (R); 3100-5569 (TM); 3500-11-014 (S); 3910-95-007K (ER)

Results of Planning/Sponsor Group Review:

Planning/Sponsor Group: San Dieguito Planning Group

Meeting date: April 11, 2013

Advisory Vote: The Group did make a formal recommendation, approval or denial on the project at this time.

MOTION: Approve without conditions

VOTE: 4 - Yes 4 - No 0 - Abstain

Reported by: R. Bruce Liska Position: Chairman Date: April 12, 2013

SAN DIEGUITO PLANNING GROUP
P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

JUNE 7, 2012

1. CALLED TO ORDER 7:12 P.M. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - a. Laurel Lemarie announced that SDPG filed an appeal to the approved application by Richard Cavanaugh for property in Whispering Palms. Deadline for the filing is Friday, June 8.
 - b. Lois Jones announced that the new owners have begun 3-phase changes to The Inn At Rancho Santa Fe, with Phase 3 being the part that would be of consideration for SDPG. This property is in a Specific Plan so we need to review the Plan prior to it coming before the Group.
 - c. Mark Detweiler from Mt. Israel inquired about the Horsekeeping Ordinance and was advised that a member from the DPLU will be making a presentation to The Planning Group tentatively scheduled first meeting in August.
5. GENERAL PLANNING ITEMS:
 - a. **General Plan Update;** Community Plans, Draft Residential Guidelines, review specific areas primarily in Harmony Grove and Elfin Forest, including SD 2 and SD 15; planner: Lois Jones. **POSTPONED TO 6-21-2012**
 - b. **Plans for Expenditure of PLDO funds – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan** – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. We are getting pressure from the County to provide a list, soon. **POSTPONED TO 6-21-2012**
 - c. **SPECIAL AGENDA ITEM:**

Proposed Amendments to the Rancho Cielo SPA to eliminate inconsistencies and permit condo project to be built. Public Forum Sami Real and Bob Citrano from DPLU came to explain the process, the progress of the application, and what their research revealed. The Prado plan was created in the 1960's. This area encompassed a smaller area than the final Specific Plan, which was created in 1981 and amended 6 times, settling with 719 DU's with current version adopted in 2003. With applications submitted for development and during the GP process, DPLU discovered inconsistencies and has had to correct those inconsistencies. Planning Commission tentatively scheduled for July 20th to review the process. Changes being proposed are to correct the inconsistencies with the two plans to encompass from both plans the community characteristics and land use information, without making changes that would force a Specific Plan Amendment.

Discussion:

 1. Nadia Patino, homeowner, recommends to accumulate the issues and address all of them at once. A parcel for light commercial village center was to be surrounded by small estate housing, all up on the plateau. Now these two parcels are being proposed for condominiums surrounded by estate housing. It is too inconsistent.

These minutes are subject to corrections at upcoming regularly scheduled meetings. Please check minutes of future meetings for corrections. Speaker slips are kept on file with these minutes.

2. Erik Schraner of Seltzer, Caplan, McMahon, & Vitek, Law firm, is representing a group of homeowners and submitted a letter of the objections to the changes being proposed.
3. Mike Noorani, homeowner, submitted letters and petitions objecting the Condominium project. He asks that the proper process be taken for all proposals. The homeowners claim they have not been properly notified of proposals, rejection of their inquiries from the DPLU, and the requirements for environmental and other required reports ignored. The community requests PROPER input to projects.
4. Lynn Thomas, homeowner, accuses the County of creating a smoke screen to allow the condominium project to move forward outside the proper channels. This project is a Civic C-36 zoned property. County has proposed changes to the zoning of this parcel to allow development.
5. Sharon Schulzki, homeowner, points out the removal of a large list of the policies.
6. Tom Lambert, homeowner, expressed his dissatisfaction with the notification process and the eliminations/revisions. He expressed these problems have forced the members of the community to hire an attorney.
7. Mark Detwiler, a resident of Mt. Israel and long-standing member of the community with historic information, has expressed his concerns that the issues that were strongly argued in the 1980's have been completely stricken. He is surprised with the changes being proposed and expressed his concerns of how this will affect his community as well.
8. Gregory Arnold, homeowner, submitted a County notice P11-031/TM5456RPL indicating 19 more condominium units in addition to the project under scrutiny.

MOTION by Doug Dill as attached. Seconded: Ira Epstein Discussion ensued to determine how to draft the motion to adequately allow the community and members to offer comments.

SPA05-004, TM5440, TM 5441 applications are currently before the BOS. We request that no further action for this application be taken until the issues of the Specific Plan and Community Plan changes be adequately addressed and approved.

Ayes = 8

nos = 0

abstain = 0

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. 3300-10-037 (P10-037RPL1), REZ 10-004 P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – KIVA 09-0117132 – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone Applicant contact: Ron Harper, Jr. 858-449-4425 Planner: Bruce Liska The Applicant will be required to respond to the Staff report by the end of August. Bruce recommends this item be tabled until after that date.

POSTPONED TO 8-16-2012

- B. MUP Mod - P95-012W1 (3301-95-012-01) - Verizon Wireless Cell Site at 1790 Rancho Summit Drive,** Olivenhain Mun. Water District - Project is the installation of new 30kW emergency backup diesel generator with a diesel tank in a new 9' 10" x 11' 2" completely enclosed manufactured generator sound enclosure - Project Contact: John Bitterly (714) 349-5539 / DPLU Planner: Marisa Smith (858) 694-2621 / Planning Group: Don Willis (858) 481-6922 **DUPLICATE ITEM – COMPLETED. TAKE OFF AGENDA.**

- C. 3813-11-001 [REZ 11-001] – TM 5669 –SPA-11-001, STP 11-014] - Crosby Enclave** apn 267-190-03-00 s/e corner of Del Dios Hwy and Bing Crosby Boulevard, north side of entry to Crosby Estates – requires rezone from S88/A70/RR to RS7, specific plan amendment, site plan review, and subdivision map; Proposal would increase density from 3 single family residential units to 15 lots with 13 dwelling units on 8 acres, entry from Bing Crosby Blvd. - @ 52% of property below 15% slope, with >40% above 50% slope – minimum net lot size @6300 sq. ft. [@ 0.15 acre] Owner: TOR Investments; Applicant California West Communities – contact Dan Rehm 858-558-4500 Planner: Paul Marks

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MOTION by Doug Dill to recommend denial of the project, based on the 7 points in his motion, attached.

Seconded: Lemarie.

Ayes = 8

nos = 0

abstain = 0

- D. P 12-006, 3300-12-006 Del Dios Water Tank, Verizon Cellular – 9885 Orange Lane, Del Dios – near Lookout Place - Proposal to attach new power antennas to existing water tank, new microwave antenna to new 50ft Mono-Broadleaf pole and equipment in 500 square foot equipment enclosure – walls 6 to 9,5 feet high – 5th carrier on site applicant contact Adam Jones 714-357-1398 Planner: Ira Epstein **CORRECT PLANNER IS DON WILLIS. CONTINUED TO 6-21-2012 to allow Applicant representative and community member to have more conversation.****

7. REPORTS AND GENERAL DISCUSSION: none

DEL DIOS

NICOLAS CHRISTENFELD

PARKS / TAC/COUNTY PARKS

GENERAL PLAN 2020 + COMMUNITY PLAN

LOIS JONES

SAN DIEGUITO RIVER PARK

BRUCE LISKA/CHACO CLOTFELTER

4S RANCH

RSF ASSOCIATION

LOIS JONES

ROADS & TRAFFIC / SANDAG

EL CAMINO REAL/VIA DE LA VALLE

DON WILLIS

ELFIN FOREST

DOUG DILL / JACQUELINE ARSIVAUD-
BENJAMIN

8. ADMINISTRATIVE MATTERS:

A. Consideration and comments on circulation mail

B. Future agenda items and planning

C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.

These minutes are subject to corrections at upcoming regularly scheduled meetings. Please check minutes of future meetings for corrections. Speaker slips are kept on file with these minutes.

MEETING OF 6-7-2012, AGENDA ITEM 6-C, Crosby Enclave:

Motion by Doug Dill that the San Dieguito Planning Group cannot support the application based on the following issues:

1. The Specific Plan intended for this subarea to be the Club House for the Golf Course, however Starwood decided to move the Club House in place of the proposed hotel. This property is allowed three large residential lots under the Specific Plan. The Specific Plan never intended to place 13 homes at this location, since this area is really not a part of the Crosby or Lakes, and located outside the gates to Crosby.
2. The Specific Plan transfer provisions are not intended to move units across two or three subareas, it was intended to save open space on adjacent subareas (coterminous subareas) and the sending subarea was intended to be placed in open space. The proposed transfer violates this policy and they are not proposing open space easement on the sending subarea.

The applicant has represented that this transfer is permitted under the SPA, which appears to be incorrect.

3. The traffic impacts associated with the proposal was not contemplated in the original Specific Plan EIR. It was assumed that the traffic would split between south and north, however the location of the proposed project will not lend itself to everyday use of the southern access due to location of the proposed project outside the gates and the northern location of the project, adjacent to Del Dios Hwy. Most, if not all, residents will be using the Del Dios Hwy vs. going through the gates to the south.
4. There has not been an Addendum to the original EIR a subsequent EIR, or a supplemental EIR! Given the passage of time and changes made to the Specific Plan over the years, the adoption of the General Plan Update, development to the south within the City of San Diego, as well as the location of the proposed project, it is safe to assume that a complete addendum to the original EIR, or more than likely a subsequent EIR should be required for this project. There are potential traffic impacts beyond what was contemplated by the original EIR,
5. The proposed density for this project is not consistent with the residential densities within this portion of Santa Fe Valley, Rancho Cielo, or other properties within 1/2 mile of the project site. A complete and comprehensive Land use compatibility analysis should have been conducted for this project.

There does not appear to be an analysis of whether any modification to the SPA text is consistent with the General Plan Update, which would be required to approve this proposed project.

From an aerial view or plot plan, the impact of this project is not immediately apparent. A drive onto the site itself, however, reflects a very high density project, compounded by steep slopes on two sides, resulting in a very narrow interior road, and large houses on very small building pads. Given the density of surrounding properties, the 3 housing sites presently permitted on this site appear to be appropriate.

6. Given the dead end location of this project, during an emergency evacuation the only way out of this project will bring a large portion of the residents of Crosby, Lakes, and all residents of this proposed project into a single lane exiting the Crosby northern gate into Del Dios Hwy. This will cause a major safety issue for evacuation of residents since there is conflict between the 13 residents exiting the dead end road into Being Crosby Blvd. and everyone else trying to leave. This situation is further exasperated considering emergency vehicles and fire truck that may need to enter the proposed project form the same location by making a left turn into the project site from Being Crosby Blvd.
7. Photographs provided by the applicant purport to show that the trees along Del Dios Highway screen the project from public view from the highway.

Those photographs were taken prior to the periodic trimming of the trees, and were taken parallel to the highway, where there combined impact appears to be greater.

From an inspection of the site, it appears the row of red tile roofs will be directly visible from the highway, and present a dense urban feel, rather than the low density contemplated by the SPA. The SPA was designed to gradually reduce density as properties were located farther from 4-S Ranch and Rancho Bernardo to the east. The area bordering Del Dios Highway was to be at the lower levels of density.

8. The issues that recently came to light with inconsistencies of the Community Plan and General Plan as they pertain to Specific Plans needs to be addressed prior to approval of this Specific Plan Amendment to make sure it does not conflict with the guiding Plans.
9. The density of this project is inconsistent with the community character and would set a precedent that is not currently in existence in this area.

Seconded: Lemarie

Motion carries with 8 yes, -0- nos, and -0- abstains.

SAN DIEGUITO PLANNING GROUP

Meeting Minutes

January 5, 2012

Place of Meeting: RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California. TBM 1168-D3. (El Fuego intersects Linea del Cielo at the west end of the village.)

1. CALL TO ORDER: 7:00 P.M. PLEDGE OF ALLEGIANCE

Present: Willis, Christenfeld, Lemarie, Dill, Arsivaud-Benjamin, Clotfelter, Epstein, Liska, Marks.

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials]

4. OPEN FORUM:

Eden Valley Community Members, Janean Huston, Michelle Ann Kimball, William Espiro, Mid Hoppenwrath, commenting on NC-17 in Eden Valley; a proposed 219 acre project of 2du/acre density; currently rural residential of 1 du/2-4 acres minimum. Request this project be put on a future SDPG agenda. They have concerns having this project slipped in as an exception to the GP2020.

Bruce Liska: Horizon Christian Fellowship Church on 6365 El Apajo Road, Rancho Santa Fe continues to be a troublesome neighbor. Issue arose pertaining to their holiday Nativity Scene. On Christmas Eve, instead of the very bright (rotating into the sky) spot lights being turned off, they remained on all night and early morning. Without out any proper permits or warning to the surrounding neighbors, all through Christmas Eve night and Christmas morning, work crews noisily disassembled the very elaborate display. Neighbors filed nuisance complaints with the Sheriffs department and noise ordnance complaints with the County Code enforcement.

Jacqueline Arsivaud-Benjamin – Her neighborhood Fortuna del Este/Paint Mountain Road maintenance organization is to meet this weekend on a proposed Sprint antenna cell site installation in proximity to the Olivenhain Tank 2 on Paint Mountain Road.

5. GENERAL PLANNING ITEMS:

a. **General Plan Update;** Community Plans, Draft Residential Guidelines.

b. **Plans for Expenditure of PLDO funds – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan** – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. [Continued]

c. **Indian Trust Land – putting additional land outside existing reservations into trusts for development without zoning regulations.** [Continued]

6. MAJOR PROJECTS AND LAND USE ITEMS:

A, Rancho Cielo SPA05-004, TM5440, TM5441; Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H'; located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333.

B. P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen. Proposed church in Santa Fe Valley Specific Plan area – 1000 seat

main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone [To be continued – probably to January for design changes]

C. STP 11-008 **Ralph's Ranch Site Plan Review – D1Designator – Alva and Ralphs Ranch Road, 4S Ranch** - includes review of grading and brush management standards of 4S Ranch SPA apn 678-030-09, 678-031-01-00 Applicant Contact: Lee Vance Planner: Paul Marks [to be continued]

D.

E. **D-Design Review Waiver @ 16615 Dove Canyon** [To be continued]

F. **STP 01-062W3 S01-062 Ratification of Appeal by Planning Group Chair of Decision of Director: Cielo Village** - New monument sign located at n/w corner of DD Hwy & Calle Ambiente apn 265-493-09-00. – possible 2nd vote to clear up any confusion with prior vote. [To be continued]

G. **Sprint Olivenhain Tank 2 Elfin Forest 19404 Fortuna del Este, 92029** New equipment cabinets in 12' x 20' concrete block enclosure, antenna sectors of 5 antenna each, Don Willis [To be continued]

H. **3813-11-001 [REZ 11-001] – TM 5669 –SPA-11-001, STP 11-014] - Crosby Enclave** apn 267-190-03-00 s/e corner of Del Dios Hwy and Bing Crosby Boulevard, north side of entry to Crosby Estates – requires rezone from S88/A70/RR to RS7, specific plan amendment, site plan review, and subdivision map; Proposal would increase density from 3 single family residential units to 15 lots with 13 dwelling units on 8 acres, entry from Bing Crosby Blvd. - @ 52% of property below 15% slope, with >40% above 50% slope – minimum net lot size @6300 sq. ft. [@ 0.15 acre] Owner: TOR Investments; Applicant California West Communities – contact Dan Rehm 858-558-4500 Planner: TBA

Michael Lake (California West Communities) summarized project overview/description presented at the last SDPG meeting. Clarified the visual impacts from Del Dios Highway scenic corridor. Most visual impact are the three dwelling units at the north end (cul de sac end) of the proposed street. The last house is 11 feet higher; meaning the second story of the proposed house. Because of support of the HOA and other residents of the Crosby, Mr. Lake and others representing the applicant urged the SDPG to make a motion of recommendation for the project.

SDPG comments: The planning group has not had the opportunity to thoroughly review the scoping letter for the project. The proposed project is of substantially high density next to Del Dios Highway then envisioned in the original SPA. Small lot sizes especially the very short set backs on specific DUs are of concern. Example, first and last houses on the cul de sac has only an 8 ft. distance from the corner of the house to the street.

Dan Rehm (California West Communities) described road width and storm drain design details for Del Dios Highway along the frontage for the project. Within the proposed project, Mr. Rehm described the rationale for the road width reductions and dwelling unit set backs. Since the project is requesting a V-Designator, SDPG will review house plans for the community at a later date as the project progresses. When asked by the SDPG as to when the earliest that this project could be heard at the planning commission; Mr. Rehm stated August 2012 would be very optimistic.

Paul Marks – SDPG Chair recommended we continue to a later meeting any vote as to have time to review the scoping letter since the project is many months away from being ready for the planning commission.

Ira Epstein (SDPG) offered a motion to approve as presented since the Crosby residents and HOA are strongly in favor of the project.

Chaco Clotfelter (SDPG) seconded the motion.

VOTE: 5 – for, 3 – against (Marks, Christenfeld, Lemarie), 1 – abstained (Willis)

I. **P 03-100 W1SD 0776 Polo Plaza, ATT Mobility wireless communication facilities**, modification of existing major use permit – installation of 12 new antennas and remote radio units on roof area of building on Via de la Valle. [Continued]

7. REPORTS AND GENERAL DISCUSSION: No reports at this meeting.
8. ADMINISTRATIVE MATTERS:
 - D. ELECTION OF OFFICERS FOR 2012 – Postponed till the next SDPG meeting.
9. Meeting adjourned at 8:00pm.

H.2 – Rancho Santa Fe Association

BOARD OF DIRECTORS

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Association Manager

Rancho Santa Fe Association

Post Office Box A • Rancho Santa Fe, CA 92067-0359
(858) 756-1174 • FAX (858) 756-9814

ART JURY

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Walter Flowers
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Robert J. Green
Building Commissioner

April 8, 2013

**Ms. Sami Real
County of San Diego
Planning and Development Services
5510 Overland Ave.
San Diego, CA 92123**

TM 3100-5569 & SP 11-014; Crosby Enclave / Santa Fe Valley SPA Amendment

Dear Ms. Real,

This letter is in regards to the proposed 13 lot subdivision located at the intersection of Del Dios Highway and Bing Crosby Boulevard referred to as the Crosby Enclave, and supersedes our previous letter dated September 27, 2012.

On Thursday April 4, 2013, the Rancho Santa Fe Association (Association) Board of Directors voted to send this updated letter to Planning and Development Services in support of development of the project site as an active recreation field, and in opposition to other types of development.

The Association owns two active recreation fields, which provide much needed play areas for organized youth (and adult) sports. However, the fields are frequently overburdened, and additional facilities are sorely needed outside the Covenant area.

Therefore, the Association supports development of the site as active recreation, as was originally proposed in the Specific Plan. Please feel free to contact me at (858) 756-1174 if you have any additional questions.

Sincerely,



**Ivan Holler, Assistant Manager
Rancho Santa Fe Association**

Cc: Chris Livoni

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Building Commissioner

September 27, 2012

**Mr. Rich Grunow
County of San Diego
Planning and Development Services
5510 Overland Ave.
San Diego, CA 92123**

TM 3100-5569 & SP 11-014; Crosby Enclave / Santa Fe Valley SPA Amendment

Dear Mr. Grunow,

This letter is in regards proposed 13 lot subdivision located at the intersection of Del Dios Highway and Bing Crosby Boulevard referred to as the Crosby Enclave.

On Thursday September 20, 2012 the Rancho Santa Fe Association (Association) Board of Directors considered this proposed project and voted to oppose its approval. Based on earlier information provided by the County and subsequent the information provided by the applicant, the Association opposes the project for the following reasons:

- **Del Dios Highway is a scenic corridor and serves as the eastern entrance to the Covenant of Rancho Santa Fe. Development along this corridor consists predominantly of single family dwellings on large lots in a semi-rural development pattern. The proposed development with its narrow side yard setbacks, 7,000 square foot lots, two story homes, and lack of variation in the floor plans and exterior appearance of the homes, is neither consistent nor compatible with the character of the corridor.**
- **Although the pad elevation for the project is lower than the elevation of Del Dios Highway, the roofs for many of the proposed two story homes will still be visible from Del Dios and from adjacent communities.**
- **The site is currently approved for three single family dwellings. Because the option for commercial / recreational use expired in 2008 pursuant to a sunset provision in the Specific Plan, it should no longer be considered to measure or compare plan-to-ground trip generation for the site. Rather, the appropriate comparison for traffic purposes should be the allowed development of three residential lots versus the 13 proposed lots.**

Moreover, because the proposed 13 lot development is immediately adjacent to Del Dios Highway, it is logical to assume that most of the trips will impact that roadway. While vehicular trips generated from the interior of the Crosby are split between Del Dios Highway and Camino Del Sur, residents of the proposed development would need to pass through three controlled entry or exit gates to access Camino Del Sur. Therefore, because of the project's proximity to Del Dios Highway and the controlled entry or exit gates to the south, impacts to Del Dios Highway will almost certainly increase.

For the reasons listed above, the Association opposes the proposed project and urges the Department of Planning and Development Services to recommend denial of the Tentative Map and Specific Plan Amendment. Please feel free to contact me at (858) 756-1174 if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Holler", written in a cursive style.

Ivan Holler, Assistant Manager
Rancho Santa Fe Association

Cc: Chris Livoni

Hingtgen, Robert J

From: Ivan [ivan@rsfassociation.org]
Sent: Thursday, May 24, 2012 8:58 AM
To: Murphy, Jeff
Cc: Hingtgen, Robert J; Ali Shapouri (Ali@Shapouri.com)
Subject: Crosby Enclave Residential Subdivision and SP Amendment

3813 11-014 (SPA)
3600-11-001 (R)
3100-5569 (TM)
3500-11-014 (S)
3910-95-08-007K (ER)

Jeff,

Here are our primary concerns with the proposed project:

The traffic impacts associated with the proposed project were not considered in the original Specific Plan EIR. Originally, I believe that the traffic split from units in the 'sending area' was divided between Camino Del Sur (to the south) and Del Dios Highway (to the north). However, because the 'receiving area' for the 10 additional units is immediately adjacent to Del Dios Highway (in fact it is outside the entrance gate to the Crosby), it is probably very safe to assume that all of the traffic from those additional units will now exit onto Del Dios Highway. In other words, the original splits from the EIR are no longer valid. Even though there are only 10 additional units being proposed, Del Dios is at LOS F, and the impacts from these additional units were not likely to have been contemplated (modeled) in the EIR for the new General Plan.

Was an addendum to the original EIR prepared? If so, it was not circulated with the project information that we received.

The proposed density for this project is different (higher) than that of any other development within ½ mile of the project and out of character with the area.

Please feel free to give me a call if you have any questions.

Thanks,

Ivan Holler, Planning Director
Rancho Santa Fe Association

(858) 756-1174

