

**THE LAKES**  
ABOVE RANCHO SANTA FE

July 6, 2023

Mr. Sean Oberbauer  
County of San Diego  
Planning & Development Services  
VIA EMAIL ([sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov))

**RE: PDS2022-MUP-22-004 (Belmont Village Senior Living Project)**

Dear Sean,

I am the President of the Lakes Owners Association (HOA), where Belmont Village proposes building a new senior housing facility. Over the past two years, Belmont Village has worked with both our HOA Board and our homeowners to solicit our input into the design of their project. The Lakes HOA Board is supportive of the plan.

In December 2022, we entered into a Shared Use and Maintenance Agreement (SUMA) with the current landowner McCrink Land Company whereby the Group Care developer will contribute to the cost of maintaining roads and other impacted areas within the Lakes. Belmont Village had a significant role in those negotiations and will assume McCrink's obligations under the SUMA. As part of the agreement, the HOA Board agreed to consent to vacate a portion of the existing 1-foot access restriction along the west edge of Old Course Road where it abuts the senior housing property if Belmont requested a Service Entrance directly into the property from Old Course Road outside the South security gate as part of their development application. The HOA Board also agreed that if Belmont Village included the Service Entrance in their application (with reasonable design input from the HOA Board), the Lakes HOA Board would not oppose the proposed project. Considering Belmont's efforts to work cooperatively, the Lakes HOA Board looks forward to working constructively with Belmont Village to benefit both communities.

If you have any questions, please contact me at (619)-850-8713, or [PLebidine@yahoo.com](mailto:PLebidine@yahoo.com)

Sincerely,



Paul Lebidine  
President  
The Lakes Owners Association

## Gaines, Georgina

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**From:** Oberbauer, Sean  
**Sent:** Monday, July 10, 2023 8:10 AM  
**To:** Gaines, Georgina  
**Cc:** Smith, Ashley J; Slovick, Mark  
**Subject:** FW: [External] Belmont Village Rancho Santa Fe project

Item 3 Belmont Support Correspondence

### Sean Oberbauer

Land Use & Environmental Planner | He/Him/His  
County of San Diego | Planning & Development Services  
Phone: (619) 323-5287 | Email: [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)  
Please note that my phone number has changed. The previous number was (858) 495-5747.

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**From:** Giulia Temporin <giulia.temporin02@gmail.com>  
**Sent:** Saturday, July 8, 2023 3:20 PM  
**To:** Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>  
**Subject:** [External] Belmont Village Rancho Santa Fe project

*Dear Sean,*

*I am writing in support of the Belmont Village Rancho Santa Fe project. We sorely need more senior housing in North County, and Belmont Village has a great reputation here in the San Diego. They would be a great addition to the community at this location.*

Sent from my iPhone

## Gaines, Georgina

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**From:** Oberbauer, Sean  
**Sent:** Monday, July 10, 2023 8:11 AM  
**To:** Gaines, Georgina  
**Cc:** Smith, Ashley J; Slovick, Mark  
**Subject:** FW: Old Course Road-Senior development-letter of support

Item 3 Belmont Support Correspondence

### **Sean Oberbauer**

Land Use & Environmental Planner | He/Him/His  
County of San Diego | Planning & Development Services  
Phone: (619) 323-5287 | Email: [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)  
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**From:** Jimmy Silverwood <james@affirmedhousing.com>  
**Sent:** Saturday, July 8, 2023 7:50 PM  
**To:** Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>  
**Subject:** [External] Old Course Road-Senior development-letter of support

*Dear Sean,*

*Good options for senior care are in short supply in the San Diego region, and there are so few options available in North County. I was so happy to hear that Belmont Village is proposing a project on Old Course Road. From what we've heard, they do a terrific job caring for seniors and this proposed project will satisfy a huge unmet need. And their portfolio of facilities look to be top notch in terms of the design quality. What a great addition to the area.*

*Sincerely,*

*James & Cristie Silverwood*

*Homeowners in Del Sur (within 1/4 mile of site) for 5 years*

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## Gaines, Georgina

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**From:** Oberbauer, Sean  
**Sent:** Monday, July 10, 2023 8:10 AM  
**To:** Gaines, Georgina  
**Cc:** Smith, Ashley J; Slovick, Mark  
**Subject:** FW: [External] Senior housing

Item 3 Belmont Support Correspondence

### Sean Oberbauer

Land Use & Environmental Planner | He/Him/His  
County of San Diego | Planning & Development Services  
Phone: (619) 323-5287 | Email: [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)  
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**From:** LUANNE brand <luannejerry@gmail.com>  
**Sent:** Saturday, July 8, 2023 6:56 PM  
**To:** Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>  
**Subject:** [External] Senior housing

Dear Sean,

My husband and I have lived in Rancho Santa Fe for 30 plus years and have enjoyed raising our children and now grandchildren here.

How wonderful it would be to have Senior Housing options right here minutes from our home. We could continue enjoying and contributing to The Ranch and be close to our kids when the time comes for us to downsize and be cared for.

A provider like Belmont Village would be fabulous...the Four Seasons of senior care.

Growing old is not easy or pleasant when health concerns arise...a quality care option locally would be of great service to the Ranch's seniors.

Sincerely,  
Luanne Brand

## Gaines, Georgina

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**From:** Oberbauer, Sean  
**Sent:** Monday, July 10, 2023 9:57 AM  
**To:** Gaines, Georgina  
**Cc:** Smith, Ashley J; Slovick, Mark  
**Subject:** FW: [External] Belmont Village Senior Living Case PDS022-MUP-22-004

Hi Georgina,

Item 3 Belmont Correspondence

**Sean Oberbauer** and Use & Environmental Planner | He/Him/His  
County of San Diego | Planning & Development Services  
Phone: (619) 323-5287 | Email: [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)  
Please note that my phone number has changed. The previous number was (858) 495-5747.

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**From:** Ryan Miller <[ryan.mhppartners@gmail.com](mailto:ryan.mhppartners@gmail.com)>  
**Sent:** Monday, July 10, 2023 9:50 AM  
**To:** Oberbauer, Sean <[Sean.Oberbauer@sdcounty.ca.gov](mailto:Sean.Oberbauer@sdcounty.ca.gov)>  
**Subject:** [External] Belmont Village Senior Living Case PDS022-MUP-22-004

Good Morning Mr Oberbauer,

I'm hoping to place a comment regarding Belmont Village Senior Living. Unfortunately, I will be out of town and can't attend the meeting. Please be advised, I support the community only if the main entrance for the site is located off Camino Del Sur. I live in the Lakes Community and wanted to make sure the new facility does not have access to the private entrance at the Lakes (off Old Course Rd) as traffic would affect our entry point into the Lakes Community.

Thank you for your assistance.

**Ryan Miller**  
cell 760-917-9551  
fax 760-454-4646