

**From:** [Huntley\\_Robin@HCD](mailto:Huntley_Robin@HCD)  
**To:** [Brenda Wisneski](#); [Diane Langager](#); [Barbara Kautz \(bkautz@goldfarbblipman.com\)](mailto:Bkautz@goldfarbblipman.com); [dave.barquist@kimley-horn.com](mailto:dave.barquist@kimley-horn.com); [Eric Phillips](#)  
**Subject:** FW: Sage Canyon site in Encinitas  
**Date:** Thursday, January 17, 2019 12:23:46 PM

---

Below are comments submitted to HCD by Donna Westbrook. HCD offers the city an opportunity to respond.

Robin Huntley  
Housing Policy Manager, Housing Policy Division  
Housing & Community Development  
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833  
Phone: 916.263.7422

-----Original Message-----

From: DW <[twicesites@yahoo.com](mailto:twicesites@yahoo.com)>  
Sent: Thursday, January 17, 2019 12:01 PM  
To: Huntley, Robin@HCD <[Robin.Huntley@hcd.ca.gov](mailto:Robin.Huntley@hcd.ca.gov)>  
Subject: Sage Canyon site in Encinitas

Dear Ms. Huntley,

As HCD had been positioned as the sole judge on planning density increases, it is hoped that the agency will take that responsibility seriously and require 30 units of low income housing be built on each parcel HCD approves for upzoning in Encinitas.

One parcel of concern is the Sage Canyon site AD1. An incorrect description of the property is found on page C-18 in Appendix C. Listed under constraints is the following:

1. Steep Topography in some areas
2. Environmentally sensitive areas
3. Existing drainage canal

1. For HCD's information the steep topography contains 45% steep slopes in some areas according to a staff report. Because HCD approved the housing element programs and the Environmental Assessment of 1,700 pages, the General Plan and Municipal Code prohibitions on destroying such steep slopes could possibly be ignored by the City. What steps will HCD require of the city to prevent destruction of the steep slopes in their natural form?

2. Environmentally sensitive areas are, per the city's General Plan, undevelopable. This further reduces the availability to develop AD1 as presented to HCD by the city.

3. For HCD's information – what the City labels as an existing drainage canal is instead wetlands – part of the environmentally sensitive areas on this property. The developer has agreed to restore the wetlands as part of the approval of a previous tentative map. Now, with the City designating this property for high density housing units, the agreement with be void. What steps will HCD require so that any developer of this upzoned property also restores the wetlands?

4. The closest NCTD bus stop to the Sage Canyon property is approximately one mile with part of the walk uphill. The wait for the NCTD bus could be an hour during certain parts of the day. The closest elementary school is 2.1 miles away. School buses were eliminated years ago for the elementary schools. This Sage Canyon property isn't a

good site for low income families with school age children if you expect the children to walk to school. If the developer promises a shuttle, will HCD require a document on the deed that the shuttle will continue for the length of the housing low income restrictions?

5. Will the City immediately provide HCD with any development application for these HCD approved upzoned sites so HCD can monitor and require the 30 units of low income housing for each site?

If you or someone else in HCD would provide answers to the questions above, it will give residents some idea of how HCD plans to require the City to build the low income housing.

Thank you.

Donna Westbrook