

**Doug White** <dougwhite7@gmail.com>

8120 Puesta del Sol project

Doug White <dougwhite7@gmail.com>
To: "Welch, Jennifer" <Jennifer.Welch@ventura.org>
Cc: "Petrovich, Susan" <spetrovich@bhfs.com>

Fri, Dec 4, 2020 at 3:19 PM

Hi Jennifer,

As I mentioned to you the other day, most of the area in the picture I sent you is not part of the Elliott's actual parcel. It is a paved section of the Puesta del Sol roadway easement which I use regularly, particularly during the rainy season when the lower part of the road becomes flooded. I often need to hug that side of the easement when I leave my driveway to avoid the deep water in front of the storm drain. I don't know what is intended by the red construction line in the photograph but this area is directly on top of my easement and should remain unobstructed. [I refer you to the Assessor's Map Bk.8 - Pg. 17 which shows the actual southern boundary of the Puesta del Sol roadway]

I remain concerned about any changes through landscaping or construction that would either exacerbate flooding or impede access to my driveway by large trucks as well as emergency vehicles. Any repairs to the existing asphalt should be kept flush with the surrounding pavement. I'm attaching a photograph where I highlighted (in yellow) the approximate property line for the Elliott's parcel.

Thanks,

Doug



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323K

County of Ventura
Planning Commission Hearing
PL21-0035
Exhibit 21 - Puesta Del Sol Easement &
Landscape Plan That Was Withdrawn





**Doug White** <dougwhite7@gmail.com>

Yesterday's telephone conversation

Doug White <dougwhite7@gmail.com>

Wed, Dec 30, 2020 at 10:53 AM

To: "Welch, Jennifer" <jennifer.welch@ventura.org>

Cc: "Petrovich, Susan" <spetrovich@bhfs.com>

Bcc: Lyn Moore <LMoore@bhfs.com>

Hi Jennifer,

Per our conversation yesterday, I understand that the Elliott's arborist plans an exploratory excavation for tree roots on their property. I hope that he will take all necessary precautions to avoid lasting damage to the trees. I believe that this is the same arborist who expressed the opinion that there were minimal roots extending under the existing structure, but nevertheless the Planning Commission upheld the position that the trees' critical root zones should be protected. Some of the now-proposed disturbance is much closer to the tree trunk than before. As you know, we have not seen the complete plan yet.

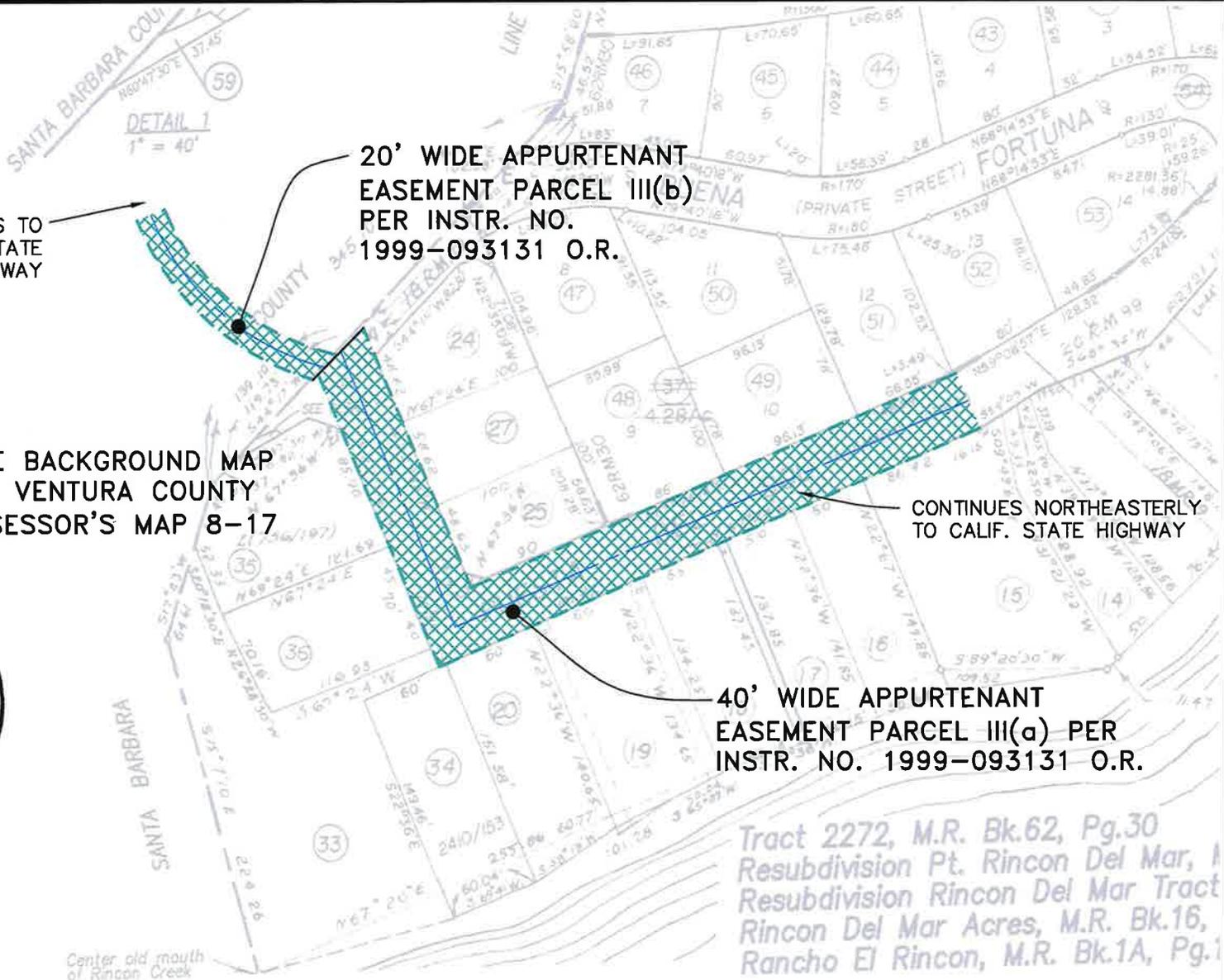
Since the Elliott's draft landscape plan proposed substantial planting on my roadway easement (including twenty-seven shrubs and one large tree), I hope the arborist is cognizant of the boundary between the Elliott's parcel and the roadway. For the avoidance of doubt, I am attaching a surveyor's report of my roadway easement. Absent permission of the property owners and easement holders, including relevant utilities, any project activities must be confined to the Elliott's property.

As the Rincon Point Property Owners Association has significant and unique responsibilities for maintaining the roadways and critical flood infrastructure it owns, it follows that they should be the applicant for any project involving this infrastructure. Any roadway excavations in an area that routinely floods, in between rains, pose hazards. Incidentally, as of this morning, the area lacks "call before you dig" markings. How could an arborist possibly know where utilities are located?

Thanks and best wishes for the coming year,

Doug White

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1645K



CONTINUES TO CALIF. STATE HIGHWAY

20' WIDE APPURTENANT EASEMENT PARCEL III(b) PER INSTR. NO. 1999-093131 O.R.

THE BACKGROUND MAP IS VENTURA COUNTY ASSESSOR'S MAP 8-17

CONTINUES NORTHEASTERLY TO CALIF. STATE HIGHWAY

40' WIDE APPURTENANT EASEMENT PARCEL III(a) PER INSTR. NO. 1999-093131 O.R.

Tract 2272, M.R. Bk.62, Pg.30
Resubdivision Pt. Rincon Del Mar,
Resubdivision Rincon Del Mar Tract
Rincon Del Mar Acres, M.R. Bk.16,
Rancho El Rincon, M.R. Bk.1A, Pg.1



11 DECEMBER 2020

SCALE: 1"=100'



RDH

LAND SURVEYING & CONSULTING
W.O. 2324 2324PR1.DWG (EM-01)

EXHIBIT MAP
APPURTENANT EASEMENTS
8128 PUESTA DEL SOL

11 DECEMBER 2020

1 OF 1