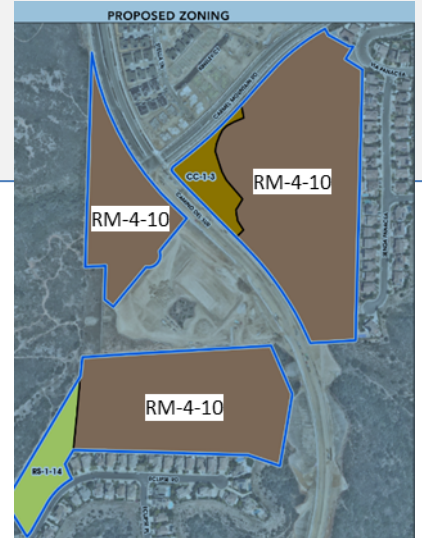


Neighbors – Rhodes Crossing (PRJ-1063437) will affect EVERYONE in Rancho Penasquitos and Torrey Highlands!
 Now is the time to get informed and voice your opinion! **What can you do?**

Attend the meeting!

Rhodes Crossing Community Informational Meeting hosted by the Rancho Penasquitos Planning Board Land Use Subcommittee Meeting
October 24, 2023, 5:30 PM – 7:30 PM
 Rancho Penasquitos Library 13330 Salmon River Rd., San Diego, CA 92129

Sign up for Future Information: Visit 92129news.com to provide your comments for the meeting and register to receive future updates on the project.

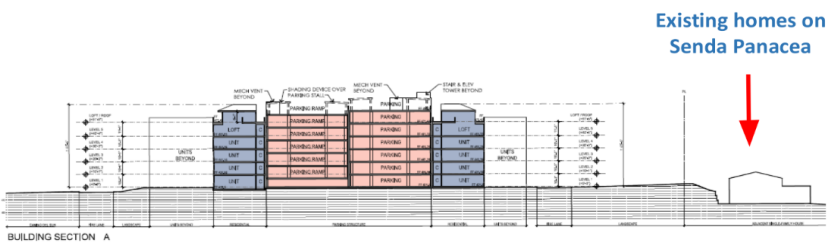


What you need to know!

- See the summary of the proposed changes on the next page.
- **Rhodes Crossing current proposed amendment changes 56 single family homes to 511 multi-family units and 4 single family homes.**
- **Rhodes Crossing application proposes RM-4-10 zoning for all lots (except lot 7) which allows unlimited height restrictions for any future builder.**
- **Traffic Impact** resulting in increased congestion and CO2 emissions!
 - Adding an estimated 1200+ cars to high traffic counts for already approved large-scale projects including Merge 56, the Preserve, Santa Fe Summit, Lennar Homes, and the Holland apartments
 - Can the existing roads handle the increase (Round-abouts on Merge Ave, single-lane bridge from Carmel Mountain – Single lane on Camino Del Sur to Park Village Road)?
 - Are Highway 56 stacking lanes and on/off ramps sufficient for the overall traffic count planned?
- **Environmental Impact** – 3.5 acre passive park eliminated and replaced with 47 senior apartments adjacent to wild-life corridor and vernal pools
- **Community Impact (Lot 2)** – 7 story apartment (will appear as 9 stories due to starting elevation!)
 - Scale of the project is inconsistent with the approved Community Plan and neighborhood character.
 - Will it be visible from everywhere in PQ, including the PQ canyon?
 - How will the 7 story high density apartments impact the adjacent sensitive vernal pools?
 - How will the 7 story building impact the privacy and normal use of property of adjacent homes?

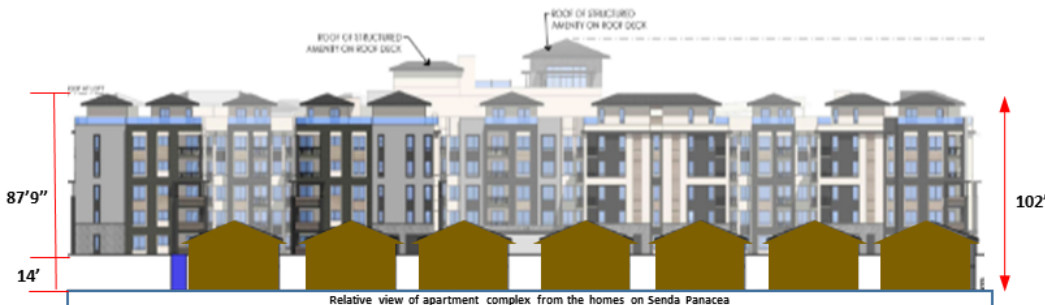


VIEW ON CAMINO DEL SUR LOOKING NORTHEAST



Existing homes on Senda Panacea

View northbound on Camino del Sur from Park Village 7 Stories will be perceived as 9+ stories for the existing homeowners due to starting elevation



The height of the proposed building is 87'9". With a starting elevation 14' above grade of the existing homes, the total height of the building will appear to be 102'

Use this link to view all documents on PRJ-1063437 – Rhodes Crossing
https://drive.google.com/drive/folders/1LljiNmVcyJqbqUD1aCEXD7CNOZazsK_P?usp=sharing

Rhodes Crossing 2022 Proposed Amendments

The map below compares the 2004 approved plan to the new 2022 proposed amendments.



Arlo/Lennar Homes
NOT PART OF AMENDMENT

LOT 3

- Zone CC-1-3
- 2004 - Planned as gas station
- 2022 - No changes noted

LOT 4

2004 -Approved (Old Lot 8)

- 14 single family homes

2022 Amended Plan (Lot 4)

- 94 condominiums
- 3 Story

Holland Project
(under construction)
NOT PART OF AMENDMENT

- 342 apartments

Lot 7

2004 Approved:

- 4 Single Family Homes
- No change in 2022

Existing homes
Senda Panacea

Lot 1 and Lot 2

2004 - Approved (Old Lot 2)

- 38 single family homes

2022 Amended Plan:

Lot 1

- 83 condominiums
- 3 Story

Lot 2

- 287 apartments
- 7 stories (5 story + loft + rooftop amenities)

Lot 5 – Parking Lot. (No change)

Lot 6

2004 - Approved:

- 3.5-acre passive park

2022 Amended Plan:

- 47 senior apartments
- 3 story
- 3.5-acre park eliminated

Summary of Rhodes Crossing 2022 Proposed Amendments

LOT	2004 Approved Plan	LOT	2022 Proposed Amendments
8	14 single family homes	4	94 condominiums (3 story)
2	38 single family homes	1	83 condominiums (3 story)
		2	287 apartments (5 story + loft with rooftop amenities.) Building Height – 87'9" from grade
3b	3.5-acre passive park	6	47 senior apartments (3 story) 3.5-acre passive park eliminated
9	4 single family homes	7	4 Single family homes
TOTAL	56 single family homes	TOTAL	511 multi-family units + 4 single family homes

Updated 9.3.23