

**From:** Julie Graboi  
**Sent:** Friday, June 01, 2012 5:10 PM  
**To:** Christopher Calfee, Chris Ganson  
**Subject:** Concerns About an Invitation for Corruption in Identifying Infill Sites for Streamlining

Dear Christopher Calfee and Chris Ganson,

I am writing to express concern over the potential for corruption and a formalized lowering of performance among those who work in the field of city planning and those who are charged with overseeing the work that they submit to the State, should this policy of streamlining of infill sites pass. I'm sure that there are many places that this would be used appropriately, but I am concerned with the opportunity for abuse.

Because I have a specific example, I would like to share an unresolved issue with one of your managers, Scott Morgan. I would like to explain why I am concerned that this policy will have the impact of allowing him (and others) to hide mistakes and oversights at the expense of citizens' legitimate desire to access legal protections for themselves and their environment. My issue involves the seemingly intentional filing of different sets of paperwork--1 for local residents and 1 for the State by Encinitas Environmental Planner, Scott Vurbeff. Mr. Vurbeff identified a future development project as a 'Mitigated Negative Declaration,' published it in the local paper with the wrong year, and then changed the cover page to identify it as a 'Negative Declaration' (correcting the year) and sent it to OPR. Scott Morgan signed off on this work, and despite numerous request for correction, has had it incorrectly posted on the Clearinghouse site since January 2011.

We found out that Mr. Vurbeff did not follow many guidelines in the announcement of the project, but almost more troubling was that my attempts to get Scott Morgan to correct information have been ignored. Below is 1 email that I had with Scott Morgan (I have at least 3 others). He makes an excuse for listing it incorrectly below, but as a repository of information that is used by professionals and for research, shouldn't it be listed correctly on the CEQA Clearinghouse site?

In addition, I began to research other projects in Encinitas, and my friend Dr. J. Bernard Minster, who is a professor at UCSD did a search on a CEQA lawsuit in his Encinitas neighborhood, and he could not locate any announcement of the project at all in the Clearinghouse Website. Dr. Minster's conclusion was that it was never sent in at all. I began to investigate other cases, and there seems to be a pattern of different information sent out publically, and other information sent to your offices or not sent in at all--and in my case--Mr. Morgan did not correct this mistake. Perhaps others have not brought these mistakes to his attention, but I had several conversations with him and his attitude was arrogant and defensive. Wouldn't it be better just to correct the mistake? That is all I asked for. If Mr. Morgan does not correct mistakes that he makes now, how will streamlining applications improve his performance?

Please consider that when I read a press release that Mr. Morgan was the person who was sponsoring this 'streamlining' idea, and since our new City Manager with whom I shared Planning Department concerns was your former City Manger--Gus Vina, who Sacramento City Council gave a vote of no confidence, I was particularly concerned when Mr. Vina responded that he supported 'streamlining' as a solution to the numerous law suits and complaints about our Planning Department when we discussed this issue last year.

In brief, I could share pages and pages of details about the problems surrounding my local issue with multiple violations that Encinitas Planning ignored and we had to address with other agencies, but the take away is that the Encinitas Planning Department has recently improperly identified both the future development and my neighbor's property as 'underutilized,' when they have been, and continue to be used in exactly the same way that they were zoned for over the past 30 years. My neighbors and I see this and the identification of properties as 'underutilized' as a means to try to get in high density in a completely unsuitable area with the aid of 'streamlining.'

Please consider the serious ramifications of a policy that appears to be a tool for those in the planning field to lower their standards and cover their mistakes at the expense of citizen's legal protections to their health, property, and well being.

Don't weaken citizen's legal rights--especially in a City like ours where there is such a clear history of corruption and poor leadership. Below I have also included some recent news stories that might give you an idea of our local political scene.

Thank you,

Julie Graboi