

LETTER

RESPONSE

Letter I33k

From: Bob & Josette Franck [<mailto:franckfort@yahoo.com>]
Sent: Monday, July 14, 2014 9:22 AM
To: Slovick, Mark
Cc: Blackson, Kristin
Subject: Lilac Hills 3800 12-001 (GPA), 3810 12-001 (SP), 3600 12-003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

To: Mark Slovick, San Diego County Project Manager
Project: Lilac Hills Ranch
Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SP), 3600 12-003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

Dear Mr. Slovick,

Attached find a letter my wife and I sent to Jon Rilling / Lilac Hills Ranch today regarding their need for Mountain Ridge Road, as well as the two letters they sent us that are referenced in our response.



I33k-1

Respectfully,

Robert Franck
9767 Megan Terrace
Escondido, CA 92026
(760)751-5349

I33k-1 This comment is an introduction to the attachments included in the letter.

LETTER

RESPONSE

July 14, 2014

Jon Rilling, Project Manager
Lilac Hills Ranch
32444 Birdsong Dr
Escondido, CA 92026
(858)546-0700

Dear Mr. Rilling,

Regarding your correspondence addressed to us (dated August 6, 2013 and July 2, 2014), we read your attempt at explaining condemnation of privately-owned Mountain Ridge Road and our liability for said road, and do not consent nor agree to the assumptions, assertions nor conclusions contained therein.

As part of the HOA that owns Mountain Ridge Road, from which you require easement rights for ALL of your project's parcels, since the two parcels that do have limited rights do not convey to the remainder, we thoroughly understand your dilemma.

Sincerely,

Robert & Josette Franck
9767 Megan Terrace
Escondido, CA 92026

cc: Mark Slovick, Mark.Slovick@sdcounty.ca.gov
Kristin Blackson, Kristin.Blackson@sdcounty.ca.gov

} I33k-2

I33k-2 The County acknowledges the concerns expressed in the response letter to Mr. Rilling dated July 14, 2014. As this letter does not raise an issue with the content of the FEIR, no further response if required.

**Lilac Hills
Ranch**

August 6, 2013

Mr. & Mrs Robert Franck
9767 Megan Ter
Escondido, CA 92026

VIA CERTIFIED MAIL

Dear Mr & Mrs Franck,

I am sending this letter to continue to provide information regarding the future Lilac Hills Ranch Community. In attempts to get your feedback over the past year, we provided you with a copy of the Draft Specific Plan in October, 2012 and subsequently sent you a link to download the updated versions in February and July of this year. We also offered to meet with your HOA to present the details of Lilac Hills Ranch in October of last year and would like to extend the offer again to meet with you and answer any questions and/or direct you to the County for more information.

In addition, you have received the notice that the environmental impact report was released for public review on July 3. To help encourage you to meet with us in person, I am providing a summary of our plans for Lilac Hills Ranch with details on how Mountain Ridge Road will serve a small portion of the community.

Lilac Hills Ranch Summary:

As planned, the northern portion of the community is a traditional neighborhood, oriented around a town square (north of Covey Lane and South and West of West Lilac Road). The southern portion is comprised of an Age Restricted Senior Citizen Neighborhood (north of Mountain Ridge and south of Covey Lane).

Traditional Northern Community:

The traditional neighborhood consists of 1,278 homes around a small mixed-use Town Center (think Julian meets Healdsburg) with boutique retail. The Town Center would include traditional businesses such as a market, sidewalk cafes, restaurants, a Country Inn with a banquet facility and other businesses. In addition, we have planned for a K-8 school, a recreation center, and a large 12-acre public park with multi-use fields located between the Town Center and the Senior Neighborhood (in the middle of Lilac Hills Ranch). The community will also include numerous smaller neighborhood parks and over 20 miles of walking trails open to the public. These linkages will serve to connect all residents in the area to the amenities inside of Lilac Hills Ranch and into the surrounding neighborhoods.

Senior Neighborhood & Mountain Ridge Road:

As stated above, the southernmost portion of the Lilac Hills Ranch Community will consist of a private, gated senior neighborhood. The senior neighborhood will provide all the essential services and activities that many senior citizens desire or require including a senior (activity) center with a pool, tennis courts, parks, trails, church and an Assisted/Group Living building that will provide primary medical care and services.

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Per the enclosed plan, approximately one third of the Senior Neighborhood is planned as an exclusive gated enclave bordering Circle R Estates. This exclusive southerly portion would have two gated entrances - one from the north, through Lilac Hills Ranch, and one from the south following an existing 40-foot private road easement over Mountain Ridge Road, which Kevin Johnson stated "Amendment 10 of the PTR indicates that Accretive may have limited rights granted in 1957 to use the Mountain Ridge private road for two parcels." Only the church and residents of this exclusive gated senior neighborhood would be allowed to access Mountain Ridge Road. The remainder of Lilac Hills Ranch will not access Mountain Ridge Road.

The projected traffic levels on Mountain Ridge Road, as described in our Traffic Impact Study, are below the County private road standards and the road improvements that we will construct on Mountain Ridge Road occur within our existing 40-foot road easement.

We have enclosed the conceptual landscaping plan for you and hope that we can sit down to discuss any comments or concerns in the next few weeks before the close of the public review period on August 19. Please feel free to contact me at (858) 345-3644 to schedule a convenient time to meet.

Sincerely,

Jon Rilling
Project Manager
Vice President
Lilac Hills Ranch

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I33k-3

I33k-3 This is an introduction to the August 6, 2013 letter from Mr. Rilling. As this comment does not raise issues with the content of the FEIR, no further response is required.

I33k-4

I33k-4 This comment provides background information on the FEIR that was circulated for public review in July 2013. As this comment does not raise an issue with the content of the FEIR, no further response is required.

Lilac Hills Ranch

COPY

July 2, 2014

Robert & Josette Franck
9767 Megan Ter
Escondido, CA 92026

VIA CERTIFIED MAIL

RE: Lilac Hills Ranch Update

Dear Robert & Josette,

I am writing to provide you with an update of the Lilac Hills Ranch proposal and share some important information about your community.

On June 12, the County of San Diego released the Revised Draft Environmental Impact Report (RDEIR) for a 45-day public review period. All the documents, including a two-page reader's guide to help summarize the changes, can be found at: http://www.sdcountry.ca.gov/pds/regulatory/docs/LILAC_HILLS_RANCH/LILAC_HILLS-RANCH.html.

In response to the public review period last summer and feedback from residents, community members and stakeholders, we made several changes to the project, including adding road alternatives for West Lilac Road and Mountain Ridge Road. However, we are continuing to plan the land just north of your neighborhood as a gated neighborhood for senior citizens. We believe that this will generate the lowest impact on you, your neighbors and on the road we share, Mountain Ridge Road.

One of the road alternatives, which was discussed at the county meeting on June 17, was the proposal for the future condition of Mountain Ridge Road. The following information provides a summary and background on this new alternative:

MOUNTAIN RIDGE ROAD

In its current condition, Mountain Ridge Road is a 40-foot wide, private road easement, as shown on the attached Exhibit "A". You will note that because the road is private, it is not a separate public right-of-way, as are public roads. Rather, the road area is part of the legal parcels owned by many of the property owners adjacent to the road and exists as an easement across those owners' properties. The paved portion is approximately 20-feet wide, with a five-to-ten-foot graded shoulder on each side.

Proposed Project

Our project would widen the paved portion of Mountain Ridge Road by four feet to provide a 24-foot wide, paved, private residential road within the existing 40-foot wide easement that benefits the southern 80 acres of Lilac Hills Ranch. Our plan provides internal gates so that all

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project traffic is restricted from using Mountain Ridge Road, except those residents living within the southern 80-acres. (see attached August 6, 2013 letter).

New Alternative Provided in the RDEIR

In consideration of comments on the prior Draft Environmental Impact Report circulated last July, a project alternative for the future condition of Mountain Ridge Road was added, the Mountain Ridge Fire Station Alternative. This alternative provides an option that could be considered by the County of San Diego as part of final approvals. The alternative plan includes the following new features:

- 19. A two-acre fire station site in the southern portion of Phase 5, on the east side of Mountain Ridge Road, just north of your neighborhood;
- 20. The removal of any proposed gates along Mountain Ridge Road and Lilac Hills Ranch Road;
- 21. The reclassification of Mountain Ridge Road to a Public Rural Residential Collector (Road).

Public Rural Residential Road

As part of this alternative, Mountain Ridge Road would become a public road (rather than its current classification as a private road). The road will remain in the same location (except as Mountain Ridge approaches Circle "R" Drive) and the areas within the adjoining property owners' lots currently subject to the road easement would be purchased and placed into a new public right-of-way for the road. In some cases, the land area required to accommodate the road improvements will extend beyond the current road easement area. As a public road, Mountain Ridge Road would be owned and maintained by the County of San Diego, saving your HOA money and reducing the ownership risk of the current owners. To help explain the proposal, we have attached an aerial map with the limits of both the public and private road designs. All road designs take into account three main factors that determine the ultimate configuration: width, grade, and design speed. The RDEIR studied the following public road design for Mountain Ridge:

The paved road surface, which is currently only 20-foot wide would increase to 28 feet wide by: 1) Widening each travel lane by two feet and 2) Adding two foot paved shoulders on each side. Six foot parkways will be added to each side (which are non-paved areas on the side of a road that could accommodate walking or jogging paths). Improvements to the intersection alignment of Mountain Ridge Road at the intersection with Circle "R" Drive making it more perpendicular. These road improvements will be based upon a 30 mph design speed. For complete details, see page 11 of the RDEIR, Appendix V-2, Traffic Impact Study.

No homes or structures would be impacted under this scenario or any other scenario.

The Public Road Process

The existing 40-foot wide private road easement for Mountain Ridge extends from Lilac Hills Ranch to Circle R Drive, a distance of approximately 2600 feet. Currently, the Circle R Estates HOA is responsible for all maintenance and upkeep of the road and have exposure to liability for the individual property owners that own the land subject to the road easement). If the Public Road

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133k-5

133k-5 This is an introduction to the July 2, 2014 letter from Mr. Rilling. As this comment does not raise issues with the content of the FEIR, no further response is required.

133k-6

133k-6 This comment provides background information on the Draft EIR that was circulated for public review in June 2014. As a specific comment was not raised with regard the content of this letter, a more specific response cannot be provided and is not required.

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Alternative were selected, each property owner subject to the road easement would have that area purchased at fair market value and a public road would convert their "ownership" area into a public right-of-way, which would transfer the responsibility for maintenance and liability to the County of San Diego.

Please feel free to contact me at (858) 345-3644 to schedule a convenient time to meet and I would be happy to sit down with you and review this information in more detail.

Sincerely,



Jon Rilling
Project Manager
Vice President
Lilac Hills Ranch

Enclosure: Exhibit "A"
August 6, 2013 Letter

} I33k-6
cont.

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