

Letter I36



Carlsbad
Los Angeles
Phoenix

July 28, 2014

Sent via U.S. Mail, Email: Mark.Slovick@sdcounty.ca.gov,
jon@accretive-investments.com, amoore@nmalawfirm.com
and Fax (858) 694-2555

Mark Slovick
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Anne Moore, Esq.
Norton Moore & Adams
525 "B" Street, Suite 1500
San Diego, CA 92101

Jon Rilling
Lilac Hills Ranch
32444 Birdsong Drive
Escondido, CA 92026

Re: Lilac Hills Ranch Project – Objection to Draft REIR
Specific Objection = Proposed Widening of Mountain Ridge Road

Dear Messrs. Slovick & Rilling & Mrs. Moore:

I have been retained by Frederick and Rebecca Knox, owners of the real property located at 9678 Circle R Drive, Escondido, CA [APN: 129-390-18-00] (the "Knox Property"). Enclosed herewith is a letter dated July 2, 2014, from Lilac Hills Ranch to the Knoxes. The gist of letter is to provide an update regarding Lilac Hills Ranch's proposed widening of Mountain Ridge Road and converting it into a public road.

Please accept this letter as the Knoxes' objection to the Lilac Hills Ranch Revised Draft Environmental Impact Report ("RDEIR"). The Knoxes' objection to the RDEIR is specific to the proposals to widen Mountain Ridge Road and/or convert it from a private road to a public road.

Please contact me with any questions.

Sincerely,

GALUPPO & BLAKE

STEVEN W. BLAKE

SWB/rmn
Encl.

cc: Fred Knox (via e-mail)

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The County acknowledges your comment and opposition to widening of Mountain Ridge Road and/or conversion of the road from private to public as detailed in the Mountain Ridge Fire Station Alternative. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Lilac Hills Ranch

July 2, 2014

Frederick & Rebecca Knox
23160 Mora Glen Dr
Los Altos, CA 94024

VIA CERTIFIED MAIL

RE: Lilac Hills Ranch Update

Dear Frederick & Rebecca,

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.sdcounty.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 foot 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 project traffic is restricted from using Mountain Ridge Road, except those residents living within the southern 80 acres.

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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:

1. A two-acre fire station site in the southern portion of Phase 5, on the east side of Mountain Ridge Road, north of your neighborhood.
2. The removal of any proposed gates crossing Mountain Ridge Road and Lilac Hills Ranch Road.
3. 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.

Approximately 25,511 square feet of the right-of-way required would be purchased from you. In some cases, the land area required to accommodate the road improvements will extend beyond the current road easement area. It will require a slope easement of approximately 29,947 square feet (limits of grading shown on the enclosed Exhibit "B").

As a public road, Mountain Ridge Road would be owned and maintained by the County of San Diego, 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 relative to your property. 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 feet wide, would increase to 28 feet wide by widening each travel lane by two feet and 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, it is our understanding that the Circle R Estates HOA is responsible for all maintenance and upkeep of the road and have exposure to liability

LILAC HILLS RANCH | 32444 BIRDSONG DRIVE, ESCONDIDO, CA 92026 | 858-546-0700

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(as do the individual property owners that own the land subject to the road easement). If the Public Road 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"
Exhibit "B"