

Lilac Hills Ranch

July 24, 2015

Stephanie Eisenhower
9154 W Lilac Road
Escondido, CA 92026

RE: Lilac Hills Ranch Facts

Dear Ms. Eisenhower,

I am writing to provide you with information regarding the Lilac Hills Ranch proposal for West Lilac Road. There have been reports that some individuals may be circulating false information in an attempt to alarm property owners along West Lilac. I am sending this letter to set the record straight.

First, we have not submitted any proposal to use eminent domain for Lilac Hills Ranch and we do not need eminent domain.

Second, we studied several plans for West Lilac Road to reduce impacts to our neighbors and, in fact, plan to build a new road to keep traffic off of existing West Lilac Road. However, we were required, as part of the County's environmental review process, to study several scenarios for West Lilac Road that have correspondingly been contemplated and requested by the local Valley Center Community Planning Group ("VCCPG") for years (See attached Planning Commission statement from Oliver Smith, September 24, 2010).

Third, in 2008, we notified every property owner along West Lilac Road that the VCCPG requested that the County make improvements including the widening of West Lilac Road to 78-feet that would require condemnation. This was evidenced by a story in the Road Runner (see attached) that was written in response to my 2008 letter to all of you.

The VCCPG is still pursuing the unnecessary widening of West Lilac Road and the resulting eminent domain to create a "hot button" topic in an effort to generate publicity against Lilac Hills Ranch. We can make improvements to West Lilac without impacting any off-site property and that is the proposal that we have requested to be approved by the County.

Lastly, we encourage anyone who is opposed to eminent domain to email the San Diego County Planning Commission and ask that the County not approve the use of eminent domain for this project. We support private property rights and have made sure that our proposal does not require eminent domain.

For more information, please contact us at www.lilachillsranch.com and email the County Planning Commission at: lisa.fitzpatrick@sd.county.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Rilling', with a long horizontal flourish extending to the right.

Jon Rilling
Project Manager
Vice President
Lilac Hills Ranch

Enclosure: 2008 Letter & Road Runner Article; VCCPG 2010 Support of widening for West Lilac Road

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – September 24, 2010
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:01 a.m. and adjourned at 10:30 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Norby, Pallinger, Riess

Commissioners Absent: Woods

Advisors Present: Harron (OCC); Lantis (DPW)

Staff Present: Beddow, Chan, Farace, Gibson, Grunow, Morgan, Slovick, Stevens, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 6 and August 20, 2010

Action: Brooks - Norby

Approve the Minutes of August 6 and August 20, 2010 as presented.

Ayes: 5 - Brooks, Day, Norby, Pallinger, Riess
Noes: 0 - None
Abstain: 1 - Beck
Absent: 1 - Woods

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Former Planning Commissioner Patsy Fritz reads and submits a letter submitted by Valley Center business and property owner Hans Britsch. The letter discusses potential detrimental impacts to private properties and businesses that could result from approval of the Accretive land-development proposal (PAA 09-007) and Road 3A. Mr. Britsch requests in his letter that the Planning Commission reopen discussions regarding Road 3A and recommend that the Board of Supervisors not place this proposed road on the General Plan Mobility Map.

Oliver Smith, chairman of the Valley Center Community Planning Group, also discusses the potential negative impacts of the Accretive land-development proposal and Road 3A, and urges the Planning Commission to direct that this road be removed from the Circulation Element. Mr. Smith states the Board of Supervisors requested that they be provided with additional alternative, and informs the Planning Commission that the Planning Group would prefer that West Lilac Road be improved.

Agricultural Land Company

July 9, 2008

RE: Future Traffic Impacts to West Lilac Road

Dear Albert & Doris;

As you may know there has been discussion recently regarding a proposed new east-west route out of Valley Center to Interstate 15. This road, "County Road 3A-3C," would extend Cool Valley Road at Cole Grade Road near Valley Center High School, through Lilac Ranch and finally through the West Lilac area to Interstate 15 via Old Highway 395 (see attachment).

"County Road 3" was originally proposed several years ago as a needed connection to Interstate 15 and would serve as a critical emergency route in the event of another disaster such as a wildfire. Given budget shortfalls the county has proposed to use a mix of public funds and new development to pay for this critical road and is currently accepting input from the public regarding its proposal.

Though the specific alignment of "County Road 3" is still subject to public input and discussion, the Valley Center Community Planning Group recently voted to reverse its previous approval and eliminate the final leg of the road known as "County Road 3A". This would result in the road terminating at West Lilac Road rather than completing with a direct connection to Interstate 15 via Old Highway 395. The County of San Diego has estimated that approximately 10,000 car trips would use the new road daily and without "County Road 3A" serving as a larger outlet to Interstate 15, these 10,000 car trips would be dumped onto West Lilac Road.

As a local land owner with development experience and Manager of an agricultural operation, I am concerned about these impacts to West Lilac Road including access to our properties. The last wildfires were an eye-opener for Valley Center residents. The fires taught us that improving emergency access for our residents and businesses is crucial.

The County Board of Supervisors will be accepting testimony regarding its General Plan Update, which includes this road proposal, on July 23, 2008. This proposal could adversely affect our properties and I would appreciate the opportunity to speak with you to provide additional information and answer any questions you may have prior to that meeting. You can call me at 760-445-5144 or email jon@accretive-capital.com.

Sincerely,

Jon Rilling
President
Agricultural Land Company

Enclosure: County Circulation Network

Fire Safe Council member says he has no conflict of interest

John Rilling, who was recently elected to be on the Valley Center Fire Safe Council, is at the center of a mini-storm of criticism from those who say that because he belongs to a company that wants to build a 3,000-unit home near the intersection of Old Highway 395 & I-15 that he shouldn't serve on the council.

The council, which recently unveiled the membership of its board (which includes Rilling) and its mission statement, totally eschews any involvement with politics or land use policies.

Rilling is an employee of Accretive Capital Partners LLC, the company whose proposal to build 7,000 homes recently got Supervisor Bill Horn in such hot water with his constituents in Valley Center.

Some some of the same people who got the Board of Supervisors to remove the housing development on Road 3A from the General Plan want Rilling off the fire safe council.

Jon Vick, a VC resident and occasional activist, who helped organize local residents to carpool and bus down to confront their supervisor, has been writing emails critical of Rilling ever since he joined the Fire Safe Council.

He told The Roadrunner: "In my opinion Jon Rilling infiltrated the FSC (Fire Safe Council) for one reason, to look out for Accretive's interest in building 3000 homes in a SFA that Supervisor Horn is using a fire evacuation route as a justification for, completely out of public view, and in a way that looks very much like payback for campaign contributions."

According to Vick, "Rilling bought his way into the FSC by funneling the money needed to form the organization and was elected to the board due to his apparent generosity. Let's face it, people who are interested in the FSC are

DEAR STEPHANIE,
I AM WRITING TO GIVE YOU SOME INFORMATION ABOUT A PROPOSAL BY THE VALLEY CENTER PLANNING GROUP TO ELIMINATE ROAD 3A & WIDEN WEST WILAC ROAD FROM 20 FEET TO 80 FEET (IN FRONT OF YOUR PROPERTY & MY PROPERTY). I HAVE ALREADY SPOKE TO MATT & MONICA & THEY CAN FILL YOU IN FURTHER. ENCLOSED ARE COPIES OF A DRAFT LETTER I INTEND TO SEND TO THE BOARD & ALSO SOME OTHER POINTS THE I HAVE HEARD ARE IMPORTANT TO OUR AREA. IF YOU CAN SEND A LETTER, PLEASE DO SO BY FRIDAY SO IT GETS TO THE BOARD BY (BEFORE) JULY 23. I INCLUDED TWO PRE-ADDRESSED ENVELOPES. SINCERELY, JON BAUM

This handwritten letter is allegedly by Jon Rilling

sion and traffic organization to be part of."

This is the first such organization that Rilling belonged to. "I was excited in last year's fires. That was scary. No one knew what to do. Communicators were slow. I felt this was a noble cause and an extremely important group to be part of."

There was a public nomination process and Rilling was one of seven members who

most, Rilling points out, passed a motion to ensure that from being anything political. It closely watched to have one goal in mind: preservation and awareness through education."

But Vick points out the controversy that Rilling sent out ten letters such as reproduced on the council state that without one was action by Rilling.

interested because they live here and want to protect their homes.

"Rilling lives in San Elijo Hills, not VC. I think his interest is making a bucket of money for himself and Susan Goodson, not in fire safety for VC residents. Watch out for this Trojan Horse; there is more in it's belly than we have seen."

Vick is correct that Rilling doesn't live in VC, a fact the Rilling freely admits. He lives in the San Elijo Hills development of San Marcos and works in VC, where he manages a property for Accretive, including citrus groves and flower nurseries.

In explaining how he came to apply for the Fire Safe Council board, Rilling told The Roadrunner: "I responded to public advertisement by the

Valley Roadrunner Article, Dated 8-21-2008

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