

July 30, 2015

Lisa Fitzpatrick

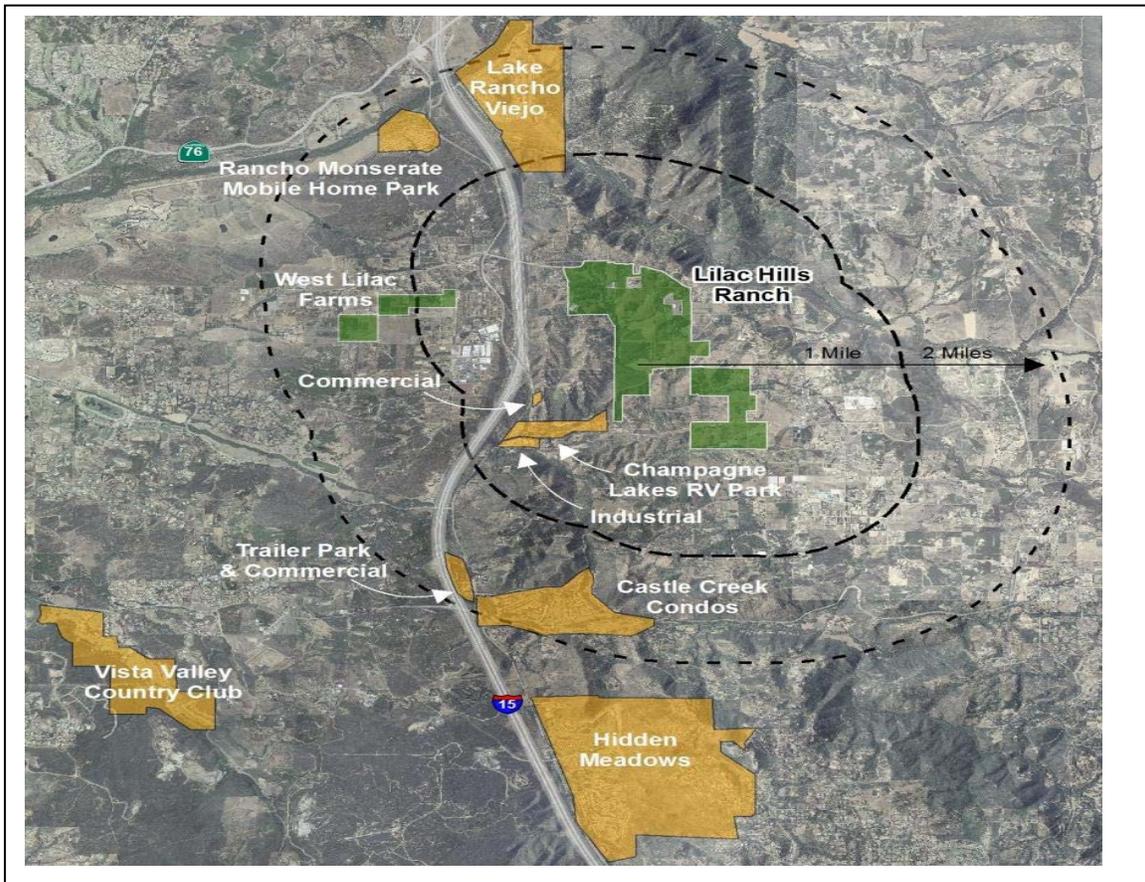
Via email to the planning Commission Secretary:

Lisa.Fitzpatrick@sdcounty.ca.gov

Re: Support of Lilac Hills Ranch Master Planned Community

Hearing date August 7, 2015, Case/file No. Lilac Hills Ranch Master Planned Community. PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571(TM 5571 RPL 5), PDS2012-3100-5572 (TM 5572 RPL 5), PDS2012-3300-12-005 (MUP), & PDS2012-3500-12-018 (STP)

I support the Lilac Hills Ranch Master Planned Community project as it has been most recently proposed. Lilac Hills Ranch is equal to or superior the existing projects within 5 miles of its location as well as those to the North of SR 76 which have recently been approved for development. Its proposed Community consisting of 1,746 dwelling units, 90,000 square feet of commercial, civic and other associated uses on 608 acres is illustrated below.



The Lilac Hills project site is located in the unincorporated area of northern San Diego County, approximately 10 miles north of Escondido and approximately 0.5 mile east of the Interstate 15 (I-15) corridor and Old Highway 395 as shown in Figure 1. A number of residential communities are located within a 5 mile radius of the project site: Lawrence Welk Village (4.5 miles south), which includes a resort, approximately 512 time shares and two 18-hole golf courses; Rancho Monserate Mobile Home Park (2.5 miles north), which contains approximately 232 mobile homes; Lake Rancho Viejo (2.5 miles north), which contains approximately 816 dwelling units; and Castle Creek Inn and Resort (2 miles south), which contains approximately 63 condominium units and a golf course. Lilac Hills Ranch is equal to or superior the existing projects within 5 miles of its location as well as those to the North of SR 76 which have recently been approved for development.

I request the Planning Commission to consider the application and make a recommendation to the Board of Supervisors to approve the application as submitted, or which would approve the project with agreed upon modifications. The Planning Departments staff has made recommendations which are further explained in its report to you. Which I understand the staff recommended you approve the General Plan Amendment, Specific Plan, Rezone, Master Tentative Map, Implementing Tentative Map, Major Use Permit and Site Plan

Sincerely,

Robert K. Leonard
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Please contact me if you have any questions or recommendations regarding this correspondence. During a four year period I worked in an office in the Commercial area show on the previous diagram just South of the I-15 off-ramp for Old Highway 395. My residence in the area started in 1973 at 2001 S. Old Highway 395 at Pala Mesa Resort. My residence continues today on Mission Road.