

Hello Lakeside Planning Group,

I would like to request that the planning group draft a letter to the county to request that the county cooperates with us to help us get drainage studies, guidance for project management of flood control needed here, grants, and help with plans going through their system. We need to get a reasonable flood control system to tie in with county systems to handle the huge volume of water we are forced to carry on this "public yet simultaneously private road" by county drainages pointed at the county brow ditch that empties on Linden Rd. We need the county to cooperate with us to do the following:

- 1) Install adequate flood control for Linden Rd. if possible such as a 48" pipe running under the road and exercise either **the covenants for street improvements** or **accept the Irrevocable Offer Of Dedication** and accept Linden into the county maintained system. If not possible, then all documentation should be updated to reflect "private road" status and grants given to cover some of the extremely costly repairs of this neglected 88 year old public road that is not publicly maintained. Public dedication from map 1987 should be abandoned legally by the county if they don't want to take responsibility since wear and tear from public vehicles is not helping this road and is even dangerous when people drive recklessly here and use it to evade law enforcement.
- 2) Levy a special assessment for repairs on owners here to meet **part** of the up to \$300,000 cost that 14 owners need to come up with to fix the road.
- 3) Clean up county documentation that leaves it unclear whether the road is public or private and who is responsible for it. Correct documentation on maps and proper designation of Linden as a flood zone of some significance that it is could go a long way to avoiding real estate claims like the one I will have with the title company that has Linden as a county maintained road of decomposed granite in Flood zone X (I think that is one flood in 500 years I am not sure, but it floods every time it rains more than 1/2 hour steadily and moderately.) None of my real estate disclosures raised any significant flags as to what I was getting into here. Without a private road maintenance agreement or \$300,000 to fix the road, I wonder what the transferability of this property is now that I have to disclose what I know about the road. Some banks may not lend on property here if they know about the road and I wonder how badly real estate value is affected by the lack of maintenance. County needs to have clear documentation, (not murky on deeds and maps and disclosure statements from public records like now.) Title company needs access to clear information. FEMA needs to be updated that it floods here regularly for the FIRM or flood control needs to be implemented.
- 4) County should help to manage a private and public effort to fix this road if they say it is private they could look into flood zone flags and maybe zoning changes for this area that is basically a topographical flood channel for the Winter Gardens subdivision with about 33 housing units of some type on 500-600ft of road. The imbalanced ownership and zoning here with 10/14 owners absentee and some units owned by many parties and many units owned by one party unfortunately makes private road designation completely unworkable at this time. It is a rather high density for a flood zone and many owners don't want to pay their share for the street even though there is a lot of wear and tear on it taking place. Unconventional ownerships (ie, corporations, partnerships, trusts, etc.) make private road responsibilities impossible to assign and account for as a private road so far. Few people care to show up to meetings about paying for the road as it is a for profit rental business for them and they don't live here so it seems they don't want to spend the money. As an aside, a representative from Short St. owners told me that he has found it impossible to get money from owners for that legitimate private road and that the county turned him down for a grant to fix Short St. He told me similarly, that apartment owners/absentees on Short St. and others refused to contribute to fixing the road and the different types of ownership made it impossible for Short St. to get private funding so he gave up and just fixes his area by his house himself.
- 5) County would be helpful with drainage ditch markers, speed limit signs, and/or parking area designations, so that people don't park where they shouldn't here. In fact making it a county road would allow traffic code to be enforced for safety so drunk drivers don't use Linden to evade law enforcement and drive up the road drunk at about 30-35 miles per hour crashing into trash cans by the brow ditch, running the stop sign, when it is a 5-10 mph road that is one lane in places. Drunk and other drivers sometimes drive into the brow ditch and one person told me that they are aware that someone almost got completely stuck in the brow ditch when they couldn't see it when the road was flooding and drove into a part of the ditch during the flood. Parking here is any which way and good luck with consistent access to units for emergency services. No traffic code is enforced here for parking either.
- 6) County should reroute some of this water drainage elsewhere because too much flows down Linden damaging the road surface and creating dangerous flood conditions. The road is dusty with silt and has 4 different trash companies serving the area so the dust is unbelievable here and not good to have in the air to breathe not to mention the load the utilities under the road take from heavy truck loads bouncing on this unimproved rutted roadway full of carpets and rip rap.
- 7) Being that the county subdivided on and around this road 3 times without requiring street improvements and granted variances to reduce setbacks makes flooding of properties and road damage more likely. This road is not safe and if the county could assist us with a positive change for the road in any way it would be helpful. Please note that in changes made for the road, some people will be very upset, I have experienced this aspect of trying to bring change here personally.
- 8) No reputable road contractor wants to fix this road partially because they don't want to be sued for flooding downstream if the the flood control is not done to code and correctly. We cannot afford \$300,000 among 14 people. We need county help. We just can't do this it is beyond our scope what this road needs. We do not know how to handle this project. We need county help to tie into their system, to know what to do, and to get financial assistance to pay for it.

Can you all please draft a letter asking for county assistance to help this road be a safe and sustainable place? Right now, it is just a public easement that no one takes responsibility for, in a state of perpetual decay, and it is very dangerous. There is too much flooding to fix it cheaply. We need help and cooperation from the county even if we must handle it as a private road. We need engineering guidance, project help with coordination, and financial assistance. Can you please ask the county to help us work out a plan to improve this road and put flood control in from top to bottom?

Thank you very much,
Jitka Parez
8260 Linden Rd
Lakeside CA 92040