

Re: Scoping of Issues regarding Safari Highlands Project

Please accept the comments below as an official submission of concerns to be addressed by the developers of the proposed Safari Highlands Project during the Scoping Process.

I am a resident of the City of Escondido and attended both the community meeting held by the developer and the meeting of the City Council to consider the Sphere of Influence Proposal. At the community meeting, most of the difficult questions posed to the developer were met with a response that what was being requested was "not feasible" however not cost effective for the developer does not constitute "not feasible" for the City. As you are aware, a hard look at all factors, mitigation alternatives and safety issues by the City is necessary to avoid future litigation. The City Council should not be swayed by its desire for property tax revenue to approve residential development that puts existing taxpayers at risk due to an insufficient water supply and projected traffic, among other concerns.

### Traffic

An objective review of ALL access options to the Safari Highlands site including W. Zoo Road as the primary ingress and egress for the subdivision is needed. The cost to the developer of alternatives to Rockwood Rd. is not a satisfactory reason to discount as "not feasible".

Widening of San Pasqual Road from the intersection of HY 78 to Bear Valley Rd. at the High School/Kit Carson Park intersection is needed. This road is traveled at high speeds by very large trucks, commuters, construction vehicles and commercial trucks and there is no shoulder at all for vehicles needing to pull over or for bicyclists. Currently very dangerous, any increased traffic necessitates mitigation.

The safety of residents walking on Rockwood Rd. and accessing the school is critical. At present traffic levels, the safety of children walking, riding bicycles, scooters and being dropped off from vehicles during opening and closing times is questionable. Increased traffic during a 10-year construction period with large construction vehicles as well as the addition of thousands of daily vehicle trips by future residents long-term will significantly increase this risk. The safety of students attending the San Pasqual School will not be mitigated by the measures proposed thus far.

### Water

Water shortages in Southern California threaten the safety of residents. ANY additional development that does not mitigate impacts on water availability should not be considered by local officials. The identification of new sources, water desalinization or other means are needed. If not cost effective for the developer then the project may not be feasible. It is not the responsibility of the city to make the project feasible for the developer. If the costs of land + infrastructure (water, wastewater treatment, roads, drainage etc) + housing construction

are too high for the developer to make a profit on the development, the project may not be financially feasible.

The addition of a fire station adjacent to the community without adequate water supply and without manpower and equipment at the station 24/7 is not adequate mitigation.

### Emergency Services

Currently, emergency services are not able to serve the communities of Rancho San Pasqual and Vistamonte within a reasonable timeframe. The response time should be a consideration for the city as to whether the current number of patrol cars, for example, can adequately serve yet another remote residential subdivision.

### Financial Impacts

What are the financial implications to the existing taxpayers of Escondido of the extension of the Sphere of Influence and Annexation? Is it then the obligation of the taxpayers to pay the cost of water extension to the new development? Where is the cost/benefit analysis that demonstrates to the city council that the project is needed and will have benefits to the taxpayer? The full cost of water service extension to the site must be borne by the developer and included in its feasibility analysis.

A hard look by the City is necessitated by the scope and complexity of the proposed project.

Sincerely,

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