

From: Edwin van Doorn [<mailto:bigdutch@cox.net>]

Sent: Tuesday, September 22, 2015 9:10 PM

To: Jay Petrek

Cc: 'Denise Van Doorn'

Subject: Concerns regarding the EIR and the impact of the proposed Safari Highlands Ranch.

To Whom it may concern:

Since I will not be able to attend the upcoming meeting the city has planned for the initial phase of the EIR, I wish to express my concerns regarding the impact of the proposed Safari Highlands Ranch development. My two main concerns are traffic related and specifically regarding the increase of traffic on Rockwood Rd. First I am very concerned about the traffic increase past the school which i.m.o. cannot be accommodated without major hazard risk increases for the children and the parents that drop them off. My 5 year old daughter will be going to this school for the coming 9 years and the traffic increase will require traffic measures that in their turn will reduce the traffic flow for people going to or coming from work and increase the difficulty to evacuate the entire area in case of wild fires. Given the young age of many of the children, the proposed "airport style pick-up and drop-off" is unthinkable as we cannot allow our children to walk from the crowded high traffic area without proper parental guidance. A major increase in traffic flow will also lead to problems on San Pasqual Rd to Via Rancho Pkwy which negatively impacts the commute for many people living in Rancho San Pasqual or Rancho Vistamonte as well as for high school students and their parents traveling to San Pasqual HS. Second, the evacuation of Rancho San Pasqual and Rancho Vistamonte in case of a wild fire is bad enough in the current situation. Adding an entire new development will make this only worse. I believe that the traffic load on Rockwood and Cloverdale in such a situation could lead to people and or animals getting stuck in those neighborhoods which in turn could result in injury or death while emergency response vehicles would be unable to access the area in a timely manner. Even the use of fire access roads to the North or Zoo Rd could easily be obstructed if the fire blocks those areas due to their high fire risk nature.

Aside from the traffic issues, my concerns are regarding the city's fiscal responsibilities. While the developer may provide a fire station, all other initial and ongoing expenses will need to be paid for from taxpayer money. I feel that it is the City Council's responsibility to make sure that all aspects in this regard are weighed properly to guarantee the people of Escondido that this will become the proverbial cash cow they claim it will be. Given the costs of the initial infrastructure expansion, increased services and maintenance costs, I feel that the City Council has the responsibility to the people of Escondido to show a proper plan for making this a net gain, not a burden on the people of Escondido only to help a few people make major profits over the backs of thousands. How will the City Council ensure that Concordia follows through all the way to the end and lives up to the promises it makes now? How will the City Council guarantee to the people of Escondido that Concordia will be unable to withdraw from any obligations or promises before they have been met completely and not sell a half finished project leaving Escondido with the burden to clean up the mess?

Another area of concern is the environmental impact. Building a new development in a currently protected area will negatively impact endangered species and/or protected habitats as well as destroy any and all cultural artifacts on the property. Wildlife living in the area will be displaced and forced to leave the area. Currently the area consists of native species, used to survive in draught situations. Concordia claims they will store rain water for watering the common grounds (70% of the 1100 acres will remain unbuilt) which in the draught we have experienced in the past decades is a joke. The remaining 30% will be used for construction of homes with yards. Where will the water come from for

those 550 homes and yards? We have a major water shortage as it is. How will the City Council provide for enough water to serve everyone? Or do they consider that the responsibility of the water districts?

We purchased our home in a peaceful environment which we feel will be impacted negatively by this SHR development. We feel that it will not only ruin the peace and quiet of our backyard but with that the quality of our lives and the value of our home. This is why we will watch very critically how the EIR is executed and whether all aspects of the environmental impact have been studied and addressed properly, including those not brought up in (the) upcoming meeting(s). The City Council has a responsibility to protect their constituents against the greed of any corporation or their own desires to drive development if it's not suitable.

Sincerely,
Edwin, Denise and Olivia van Doorn
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