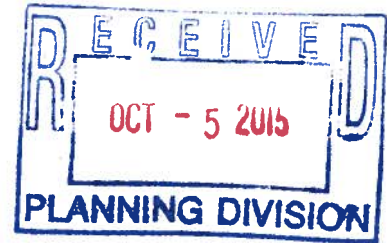


Rancho Vistamonte Garden Society

C/O FirstService Residential
5473 Kearny Villa Rd. Suite 200, San Diego, CA. 92123



Ms. Barbara Redlitz, Director of Community Development
Mr. Jay Petrek, Assistant Planning Director
CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025

October 2, 2015

RE: Input Regarding Environmental Issues to Be Addressed in the Environmental Impact Report (EIR)
for Safari Highlands Ranch Environmental Impact Report (ENV 15-0009)

Dear Ms. Redlitz/Mr. Petrek:

Thank you for the opportunity to provide scoping input for the upcoming EIR for the proposed Safari Highlands Ranch Project. The Ranchos at Vistamonte (Rancho Vistamonte Garden Society, RVGS HOA) is located immediately adjacent to the proposed project and its corresponding access from Rockwood Road. Our community is very concerned regarding the environmental impact the project will have on the surrounding area and our quality of life. During the preparation of the Environmental Impact Report (ENV 15-0009) for further project consideration, we ask that the following environmental issues be fully addressed if not included in any regulatory required impacts.

1. Traffic Impacts - Given the size of the proposed project consisting of 550 homes there will be a significant impact to the local rural traffic patterns. The road infrastructure is undersized and incapable of servicing the additional anticipated traffic (both long term and during the construction of the project). In addition, emergency access and egress out of our valley in the event of a wildfire would be severely constrained.

2. Fire and Public Safety - Given the additional development in an area already underserved by public services, there is significant concern that the additional development will only increase the need for fire and police services.

3. School Safety - The current ability to walk to the local school will be taken away from the community with the proposed additional multiple lanes on Rockwood Road, and the increased bus traffic required to service the additional students (if in fact they can be accommodated in the school as is).

RVIS EIR Scoping Letter 10-2-15

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4. Air Quality Safety - With the ongoing dry conditions, there is a significant possibility that the dust generated by the large volume of planned construction traffic and construction activities would negatively affect our air quality and have deleterious effect on our properties.

5. Financial Impact - The proposed project access cuts right in front of our community reducing property values as a result of negatively impacting our sight lines to the valley and golf course. The EIR needs to identify this impact and address accordingly. (Other access alternatives around Rancho Vistamonte also have major impact on the financial position of the community). Additionally, our community has a city-approved well adjacent to the proposed access road near our Vistamonte Avenue entry which may be negatively impacted by the projects road construction. RVGS spent significant funds to install the well. Any construction near this well needs to be studied.

6. Noise Impacts - Currently our community enjoys a quiet, rural level of natural noise. The negative noise impact of the construction and long term development is of concern. Any EIR would need to study the noise impact of such a development.

There is still much work to be done to ascertain the viability of this proposed project. Clearly, there are impacts to the environment and to our quality of life at the Ranchos of Vistamonte. We trust that the City of Escondido will direct and implement this environmental study and review process in accordance with all applicable state and federal regulations. Once again, thank you for the opportunity to provide our input.

Sincerely,



Michael C. Parris, P.E.
President
Rancho Vistamonte Garden Society