

Scott- Jay Petrek asked me to get back to you regarding your questions about Safari Highlands Ranch. I've broken your email down to what I see as four questions. See below.

1. Who approves exemptions/exceptions to grading and road standards? The City Engineer in consultation with other City staff will make recommendations to the Planning Commission and City Council regarding any proposed deviations to adopted City engineering standards. The City Planning Commission will act in an advisory role regarding all aspects of this project, including City engineering standards, and will provide their recommendation to the City Council. The ultimate authority to approve, disapprove or modify the project rests with the City Council. If the City Council votes to approve the project, they must make specific findings supporting their decision relative to conformance with City standards as well any environmental impacts found to be significant in the EIR process.
2. Traffic analysis for Rockwood Road. The applicant's current proposal is that the extension of Rockwood Road would be dedicated to the City and become a City public road up to the proposed private entry gate. This public road would provide access to the development as well as to the proposed City fire station and public park area. It would be maintained by the City. All roads inside the entry gate serving the development would be private and would be maintained by the Home Owners Association. The EIR will address the adequacy of these roads and how they conform to City standards.
3. EIR traffic analysis. The EIR will analyze the impacts to all roads affected by this project including those within the City of Escondido, the City of San Diego and the County of San Diego. This analysis will consider the other jurisdictions' standards if they vary from Escondido's.
4. Is an SOI determination needed for the other five study areas. Yes. The EIR will analyze the five SOI study areas including the Safari Highlands Ranch area as part of the City's five year SOI update process. Completion of SOI update would take place through the San Diego Local Agency Formation Commission (LAFCO) after EIR certification and SHR project approval by the City Council. LAFCO approval of SOI update and annexations/detachments are necessary for the SHR development to proceed. However, properties other than SHR considered in the SOI update may be included in a larger annexation, but such annexations are not a precondition of the SHR project.

I hope this responds to your questions. Please call me with any other questions.

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From: Scott Graves [<mailto:srgravesucd@hotmail.com>]
Sent: Friday, September 11, 2015 3:44 PM
To: Jay Petrek
Subject: SHR Scott Graves

Hi Jay,

Thanks for giving us advanced notice on the SHR CEQA/NOP meeting on the 24th. I have a couple of quick questions regarding SHR. Who officially approves or rejects exemptions to the general plan regarding the requested 12% ->14% grade exemption, minimum road curve radius, level of service, etc. Is it solely politicians, or do planning engineers have a say? Looking at SPA#4 and as the EIR/SOI/Annexation moves forward, I've reviewed other developements and it appears that roads leading to an annexation are typically transferred over to the new city. Rockwood road fronting San Pasqual Union ($\approx 300'$) is currently surrounded by Escondido on 3 sides and it essentially amounts to an irregular peninsula. Annexed cities frequently transfer over these cutout sections with the justification that why would they continue to maintain a road that serves no part of their city. I feel strongly that the traffic impact analysis of the EIR applies the Escondido standards (instead of just an "*" next to significant impact) to the entire section of Rockwood road for continuity and for what will likely become a part of Escondido in the future. Would a seperate SOI determination need to be made similar to the 5 areas currently under review or does the section of road just need a simple amendment?

See you at the CEQA/NOP meeting on the 24th.

Thanks,
Scott Graves