

To: Jay Petrek in the Escondido City Planning Department
Jay Petrek, City Planning Dept.: safarihighlands@escondido.org

From:
Suzanne & Dallas Keck
2740 Vistamonte Glen, Escondido, CA 92027
Phone: 858-435-4826 -- Email: slkeck@ymail.com

RE: Safari Highlands Ranch – Environmental Impact Report – Concerns and areas we would like studied

We were out of the country and were not able to attend the public scoping meetings that were held. We were told we could submit our concerns and areas we wanted studied if we sent to you by email before October 12th.

Concerns we have about the SHR plan that we would like to be analyzed and studied in the Environmental Impact Report (EIR)

TRAFFIC AND SAFETY

- Analyze traffic impacts to San Pasqual Road and Old Milky Way
- Analyze traffic impacts near the High School
- Analyze traffic impacts to San Pasqual Valley Road and Citrus
- Analyze traffic impacts to San Pasqual Valley Road and Cloverdale
- Do impacts from San Pasqual Valley Road impact adjacent Agricultural Preserves?
- Analyze traffic impacts to Felicita and Center City Parkway
- Ensure that all traffic counts are accurate, current and reflect typical driving day when school is in session.
- There is a concern about steep grades of access roads. Will these roads be accessible to bicycles and emergency vehicles?
- Analyze safety of increased traffic on the school.
- How will increased enrollment affect school parking?
- Analysis should consult Office of Traffic Safety accident data and ratings and evaluate increased accidents.
- How effective would the two emergency access routes be?
- What is the effect of area wide emergency evacuation?
- Would the development use the emergency access roads? How much?

- Rockwood Road is estimated to be used by more than 13,000+ cars/day (per Concordia's traffic analyst) on a road currently used by 3,500 cars/day – this creates dangerous traffic levels in front of a school and along a path many RSP/RV children use to walk to/from school
- Traffic congestion from 13,000 cars using Rockwood Road and trying to navigate two traffic circles in front of the school, removing much-needed parking spots on-campus, and building "airport style pick up and drop off" for the kids (effectively changing the character/charm of the school and adding additional safety concerns).
- Rockwood Road is not wide enough for raised median SHR plans – where is that land going to come from to widen the road?
- Impact to San Pasqual High School in terms of thousands of more cars passing daily - The Bear Valley route – increases traffic past two additional elementary/middle schools.

SCHOOL

- The school would probably need to accommodate well over 200 new students. Need to find/create the classroom space and teachers to support that influx. How will that be done?
- How will school events handled with no parking?

EMERGENCY RESPONSE TIMES

Analyze

- Police response time:
 - We are already outside of the 5 minute desired response time average.
- Fire evacuation:
 - Safari Highlands Ranch will still use the only entrance and exit for their development as RSP and RV (Rockwood to Cloverdale Road – there is NO second access planned (only adding a northern emergency exit similar to how Zoo Road functions currently). This is inadequate
 - Increased Fire danger – high fire danger area with lots of dry land that is currently inaccessible will have years of construction activity followed by thousands of future residents that both bring increased fire danger -sparks from construction equipment/landscape equipment, opening up currently inaccessible dense dry brush to accidental or intentional fire-setting. It is common knowledge that burning embers can travel a mile or more. Look at the possibility of putting a HUGE amount of additional fuel within a mile of the RSP and RV communities with a 500 ft elevation advantage. The winds blow towards these communities during a Santa Ana event. The so called SHR "fire experts" at the meeting at the school last year stated that

"this wouldn't be anything to worry about". Well, we are very worried about this.

- Will the fire station be built first? If not, at what time will the fire station be built and operational?
- Who will pay to provide equipment and personnel for the new fire station?

Very concerned about fire danger and evacuation times. In 2003 & 2007 evacuations were very very slow – what would it be like after adding 550 more homes here?

Would Zoo Road be able to handle those increased demands (mostly dirt, not wide) if the need arises?

SHR's planned northern emergency access through private land/avocado grove near East Valley Parkway. When asked why this couldn't be a primary access road alternative since Concordia is willing to pay the landowner for use of the land, their Traffic Consultant acknowledged that the grade (steepness) of the road was too high. Is this then not too high for emergency evacuation and fire/emergency vehicles?

ENVIRONMENTAL ISSUES

- Grading of the proposed golf-course access – will a 14% grade require an exemption? What impact will it have?
- Grading of other roads – What impact will it have?
- Analyze mudslide/rockslide risk during short periods of heavy rain? Overall destabilization of those hillsides?
- Slope of the road/curves/safety of downhill speed?
- What kind of retaining walls, if any, will be used to hold in the mountainside and traverse the waterfall? Will they fit with the aesthetics of the surrounding natural environment?

Concerns for San Pasqual Agricultural Preserve & other designated open space areas surrounding this site

- Endangered/protected habitats, animals, & cultural artifacts currently on the property
- Negative impact on wildlife that live in those hills; displaced animals and reptiles will be forced down into the valley, resident's yards and at risk of being hit by cars causing injury (to themselves and to the drivers).

WATER

- Will this project require an update to the Water Master Plan?

- The construction phase will require lots of water use during a time when heavy water restrictions are in place.
- Ongoing occupancy of the land will require water use; the ability of Concordia's proposed water catchment/treatment plant/etc to be approved is debatable and its ability to fully service the needs of the development is unlikely.

POLLUTION

Light Pollution

- Homes, street lights, etc affect night sky/star viewing from Palomar Observatory and Safari Highlands Ranch project will be more elevated and likely more negatively impactful. Analyze total impact of light pollution.

Noise Pollution

- During many years of construction (blasting road and leveling home sites will be a noise nuisance for residents and disruptive to San Diego Zoo's Safari Park.
- Ongoing noise from increase of thousands of "trips/day" in some areas that currently have no road access.
- What are the noise levels of the proposed sewage treatment plant?
- Analyze how noise will noise echo throughout the valley – into the RV and RSP communities and the San Diego Zoo's Safari Park.

Air Quality Impacts

- EIR should analyze both construction phase and long term air quality impacts.
- Dust and other airborne particle from blasting roads and clearing home sites and building will be ongoing for years
- Additional pollution from 13,000 trips/day down Rockwood Road (per their traffic analysis)
- Analyze Air and odor/smell and chemical pollution from the proposed sewage treatment plant – satellite reclamation plant. How will this affect RSP and RV communities and the San Diego Zoo Safari Park which are downhill and downwind from the treatment plant?

AESTETICS

- Analyze visual impacts of grading, new roads and retaining walls.
- Analyze impacts of ridgeline development
- Provide visual simulations of SHR as viewed from Cloverdale/Highway 78 and San Pasqual Valley Road and from RSP and RV communities.

- Will the community and roadways fit in with the aesthetics of the surrounding natural environment?

CULTURAL RESOURCES

- Have all affected tribes been consulted and notified?
- How will cultural artifacts be handled?

SAN DIEGO ZOO SAFARI PARK

- Fully analyze all of the effects on the San Diego Zoo's Safari Park. The Parks' breeding facilities and other sensitive areas would especially be adversely affected. Noise and light and air pollution would have a negative impact on the park and on the animals, some which are endangered species.

PUBLIC SERVICES

- Will the full range of public services be adequate and how will they be impacted?
- How will the need for increased public services be paid for?
- There are not a lot of public services out here. This area requires longer driving times to go for groceries or other basic needs. Analyze effect of additional car trips by a large community such as SHR to get basic services as such.

COMMUNITY

- What is the full range of community benefits?
- How will the community benefits be evaluated and weighed against project impacts?
- Does the project related sewage and drainage affect City of San Diego Basin Plan?

SHR completely goes against the City's General Plan updated in 2012 to focus on smart growth in the urban core where infrastructure already exists, and not in the outlying rural areas. This is not responsible development. It is dense urban sprawl in a biologically rich and protected area that is currently inaccessible,