



DELANO & DELANO

October 12, 2015

VIA E-MAIL & U.S. MAIL

John Helmer, Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025

Re: Safari Highlands Ranch Project (SUB 15-0019, ENV 15-0009): Notice of Preparation

Dear City of Escondido:

This letter is submitted on behalf of San Pasqual Valley Preservation Alliance in connection with the proposed Safari Highlands Ranch project ("Project"). The EIR should address the following issues:

- The scope of the Project;
- All phases of Project development, including related developments in the area;
- Biological resource impacts, including impacts to designated open space and habitat;
- Construction traffic impacts, including impacts associated with slow-moving and heavy equipment;
- Land use impacts, including existing General Plan and Proposition S requirements and existing uses in the surrounding area;
- Traffic impacts, including impacts associated with inducing travel and impacts associated with existing traffic patterns;
- Noise impacts to surrounding uses, including nearby neighborhoods, parks and habitat uses, and impacts associated with destruction of on-site vegetation;
- Light impacts to surrounding uses, including nearby neighborhoods, parks and habitat uses;
- Toxics and human health impacts, including impacts associated with construction and airborne contamination during construction and impacts associated with exiting soil and water contamination;
- Water and air quality impacts, including impacts associated with existing on-site and groundwater contamination and impacts associated with any water quality treatment system;
- Water supply impacts;

EVERETT L. DELANO III
Admitted in California and Colorado

M. DARE DELANO
Admitted in California and New York

220 W. Grand Avenue
Escondido, CA 92025

(760) 510-1562 :: Office
(760) 510-1565 :: Fax

- Historical and cultural resource impacts, including impacts associated with destruction of existing features on the Site;
- Cumulative impacts;
- Climate Change impacts;
- Requirements associated with consideration by San Diego LAFCO, including those found in the Cortese-Knox-Hertzberg Local Government Reorganization Act;
- Adequate and verifiable mitigation for Project impacts;
- Consideration of mitigation that includes open space protection in and around the Project site; and
- An adequate range of alternatives, including an alternative that protects biological resources and a “no project” alternative that is consistent with existing uses and existing conditions in the Project vicinity.

Please contact me if you have questions or need additional information. Additionally, please ensure I am provided a copy of the draft EIR and any notice regarding the Project. Thank you for your consideration of the above.

Sincerely,



Everett DeLano