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October 12, 2015

File Number: 3330300

Mr. John Helmer
 Planning Consultant
 City of Escondido Planning Division
 201 N. Broadway
 Escondido, CA 92025

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Dear Mr. Helmer:

SUBJECT: Comments on the Safari Highlands Ranch Notice of Preparation

Thank you for the opportunity to comment on the Safari Highlands Ranch Notice of Preparation (NOP). The project proposes to build 550 single-family residential units along with new public and private parks, open space, a new city fire station, a community center, an on-site sewage treatment plant, and a system of new private and public streets. The proposed project is located on 1,098 acres of vacant land.

Our comments are based on policies included in the Regional Comprehensive Plan (RCP) and the 2050 Regional Transportation Plan and its Sustainable Communities Strategy (2050 RTP/SCS), and are submitted from a regional perspective, emphasizing the need for land use, transportation coordination, and the implementation of Smart Growth and sustainable development principles. The goal of these regional plans is to focus housing and job growth in urbanized areas where there is existing and planned transportation infrastructure to create a more sustainable region.

The 2050 RTP/SCS sets forth a multi-modal approach to meeting the region's transportation needs. Therefore, it is recommended that the selected alternative consider the needs of motorists, transit riders, pedestrians, and bicyclists, and the integration with a robust Transportation Demand Management (TDM) Program. The San Diego Association of Governments (SANDAG) recommends that the following comments be addressed in the Environmental Impact Report (EIR).

Transportation Demand Management (TDM)

Please consider integrating Transportation Demand Management (TDM) measures into the Safari Highlands Ranch development project to encourage the use of alternative travel modes that can assist with relieving traffic congestion in and around the proposed project area. TDM measures could include shuttle service connections to nearby transit centers and major destinations; bicycle and pedestrian facilities that connect residents to transit/shuttle service and commercial destinations; bicycle amenities, such as secure bicycle parking; safe and interconnected pedestrian paths; promotion

of ridesharing, and the provision of park & ride. The presence of Interstate 15 Express Lanes to the west of the proposed development provides an incentive for residents to carpool and vanpool to key commute and non-commute destinations within the San Diego region. Residents and visitors can utilize ridematching and trip planning services offered by www.iCommuteSD.com. The SANDAG TDM division can assist with integration of these measures as part of this project.

Again, we appreciate the opportunity to comment on the Safari Highlands Ranch NOP, and encourage, where appropriate, consideration of the following tools in evaluating this project based on these SANDAG publications (which can be found on our website at www.sandag.org/igr):

1. Designing for Smart Growth, Creating Great Places in the San Diego Region
2. Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region
3. Trip Generation for Smart Growth
4. Parking Strategies for Smart Growth
5. Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis In Environmental Impact Reports
6. Integrating Transportation Demand Management into the Planning and Development Process - A Reference for Cities
7. Riding to 2050, the San Diego Regional Bike Plan
8. SANDAG Regional Parking Management Toolbox
9. Healthy Communities Atlas

Intergovernmental review procedures of the State of California give each local clearinghouse the authority to determine whether a project will need to be reviewed. In reviewing environmental documents, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated.

When available, please send the draft Environmental Impact Report to:

Intergovernmental Coordination

C/O SANDAG

401 B Street Suite 800

San Diego, CA 92101

We appreciate the notification of your proposed project and encourage you to keep us informed of any changes in the project.

If you have any questions, or if we can be of assistance in any way, please contact me at (619) 699-1943 or susan.baldwin@sandag.org.

Sincerely,

A handwritten signature in black ink that reads "Susan Baldwin". The signature is written in a cursive style with a long horizontal flourish at the end.

SUSAN BALDWIN
Senior Regional Planner

SBA/DGA/bga/epo