

**Rough Acres Ranch**  
**Notice of Preparation / Initial Study**  
**Comment Letter #9**  
**Skains Family**

**Erin Crouthers**

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**From:** Bennett, Jim [Jim.Bennett@sdcounty.ca.gov]  
**Sent:** Tuesday, May 20, 2014 2:28 PM  
**To:** Erin Crouthers  
**Cc:** Campbell, Dennis  
**Subject:** Rough Acres Ranch - Comment Letter#9  
**Attachments:** Letter of Concern from Skains family.pdf

**Importance:** High

Jim Bennett, P.G. #7707, CHG#854  
Groundwater Geologist

**County of San Diego**

Planning & Development Services  
5510 Overland Avenue, Suite 110, San Diego, CA 92123  
Phone: 858-694-3820 Fax: 858-694-3373

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**From:** Skains, Heather [<mailto:Heather.Skains@CTT.com>]  
**Sent:** Monday, May 19, 2014 3:04 PM  
**To:** Bennett, Jim; Campbell, Dennis  
**Cc:** Douglas Skains  
**Subject:** Letter of Concern from Skains Family - Rough Acres Ranch PDS2012-3300-12-021 (MUP);PDS2012-3910-1221005 (ER)  
**Importance:** High

Dear Mr. Bennett and Mr. Campbell,

Please find the attached letter of concern on behalf of my family.

Sincerely,  
Heather Skains  
619-766-4203

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Douglas Wayne Skains, Jr. and Heather Skains  
2810 Ribbonwood Road  
Boulevard, CA 91905  
Ph# 619-766-4203

May 18, 2014

In regards to: **Rough Acres Ranch PDS2012-3300-12-021 (MUP);PDS2012-3910-1221005 (ER)**

Jim Bennett  
Dennis Campbell  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

Dear Mr. Bennett, Mr. Campbell and County Officials:

We are writing this letter to you to address our concerns with the Rough Acres Ranch Project. We are homeowner's presently residing at 2810 Ribbonwood Road, Boulevard, which is across the way from this project. We are worried about how this will affect the livelihood of our family and our community.

We are being told that our beautiful views and the peaceful serenity of living in the country will jeopardized. Not to mention the many other environmental changes/impacts that will come with this project. We have the following concerns that we will further elaborate on in this letter:

- Water
- Noise
- Traffic

Water - We understand the County of San Diego is willing to monitor our wells. We would like to know how the County of San Diego is going mitigate any problems, should they occur. We would expect the County of San Diego or Rough Acres Ranch to re-drill our wells if they run dry or are compromised in any way.

Noise – We are concerned with the noise levels of the gun range and the amphitheater. As you know, living in the country has many advantages, one being the sounds of nature and not much else. Sounds in this valley travel as you know. This would impact the daily enjoyment of our property.

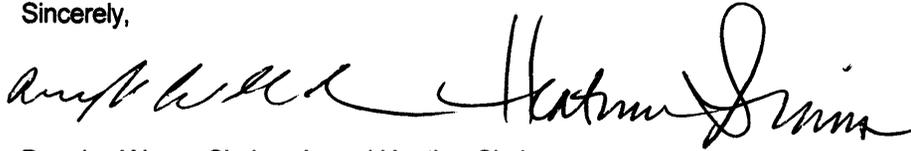
Traffic – There will be a significant increase in traffic due to construction and additional vehicles. This will do further damage to already damaged Ribbonwood Road. Many of our country roads in this area are already in need of major repair. We are also concerned with the safety of our family members due to the increased traffic while traveling down Ribbonwood Road.

We are concerned that Ribbonwood Road will become a main thoroughfare to access McCain Valley. The County is opening the road from Ribbonwood Road to McCain Valley Road to the public, which will cause the recreational vehicles headed to McCain Valley to also use this road for access. This alone will cause parts of Ribbonwood Road headed southbound to be very dangerous as you cannot see any traffic that may be backed up on the northbound lane when coming over the hill.

In addition, we support the Boulevard Planning Group's stated concerns with the new large-scale Rough Acres Ranch project planned for the beautiful McCain Valley, along with utility-scale cumulative impact projects: Iberdrola's Tule Wind, Soitec's Rugged Solar, Rough Acres Ranch Road, and new Sunrise Powerlink. Major concerns include, incompatible land uses; groundwater impacts; increased fire risk, increased noise, light, dust, odor and visual pollution; adverse impacts to biological, cultural, and recreational resources; and increased traffic, off-site OHV activities, and trespassing impacts for existing residents in the adjacent rural neighborhoods.

We hope that you will take our concerns into consideration. Thank you in advance for taking the time to address all of these pertinent issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Wayne Skains, Jr. and Heather Skains". The signature is written in a cursive style with a large, prominent initial 'D'.

Douglas Wayne Skains, Jr. and Heather Skains