

DATE: November 3, 2016

TO: Safari Highlands Ranch Interested Groups and Individuals

FROM: John Helmer, Project Consultant

RE: Safari Highlands Ranch Update and Revised Tentative Map

In our last notice to you dated August 8, 2016, we outlined how City staff had been working with Safari Highlands Ranch, LLC, the project developers, to make various changes to the proposed Safari Highlands Ranch project. That August 8, 2016 memo is included in this notice.

The purpose of this notice is to inform you all that the developers have submitted their revised plans and studies incorporating these and other project changes and that these plans and studies are now available for public review. These plans and studies consist of the following:

1. Revised Tentative Map (TM). This is the topographic based 25-page map that shows the proposed residential and open space lot lines, roads, cut and fill slopes, and public and private utility locations.
2. Revised Stormwater Quality Management Plan
3. Water Quality Technical Report
4. Revised Drainage Report
5. Revised Water & Recycled Water Report
6. Revised Wastewater Report
7. Revised Traffic Report and Appendices

Based on our preliminary review, the major changes to the project as shown in the revised plans and studies include the following:

- Please note that the proposed total of new housing units is 550. This residential unit count is unchanged from the developers original submittal;
- The area to be revegetated has been reduced from 145 acres to 72 acres due to development footprint reduction. Overall grading quantities have also been reduced by approximately 100,000 cubic yards;
- The project now shows removal of the formerly proposed on-site satellite wastewater treatment facility and a new proposed connection to City's recycled water system;
- The proposed fire station site has been relocated on site;
- The formerly proposed public park would be reconfigured into private open space;
- The amount of preserved public open space has been increased by 6.16 acres resulting in a new total of 759.8 acres or approximately 69.2% of the entire site;
- All trails within the proposed open space are now public trails;
- The plan includes a new City wet weather recycled water storage located near northern project boundary;
- Various lots within the original building envelope have been reconfigured; and

- Safari Highlands Ranch Road is now designated and designed as a private rather than a public road.

The revised TM, engineering studies and related documents described above are available for review on the City's website at <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx> or at the Planning Department in City Hall.

We also expect that the developers will be submitting additional revised documents and exhibits within the next few weeks. These would include a revised Specific Plan and Specific Plan exhibit, revised Biological Technical Report, revised Cultural Resources Report and revised Fire Prevention Plan. We will inform you when these are submitted and made available for review. Additionally, we will continue to provide you with other updates including a revised project schedule as this project progresses.

If you should have any questions about any of these documents described above or any other aspect of this project, please call me, the City's consulting project planner, at (760) 839-4543. I can also be reached via email at safarihighlands@escondido.org.