

DATE: November 19, 2018
TO: Safari Highlands Ranch Interested Groups and Individuals
FROM: John Helmer, Project Consultant
RE: Safari Highlands Ranch Project Update

The City of Escondido is currently reviewing an application to develop a 550-unit residential project called Safari Highlands Ranch. As part of the review process, the City has been sending regular status updates to interested parties by email to provide timely and informative news about the project. Please note that this is an informational service provided as a courtesy by the City. It is not a formal public notice.

As you know, the City released a Draft Environmental Impact Report (EIR) in late 2017. Since January 2018, the City has been working with Michael Baker International and the project team on responding to the comments we received from regulatory agencies and the public on the Draft EIR. As part of the City's efforts to complete the Final EIR and to thoroughly respond to comments, a number of changes in the project footprint have recently occurred. These changes are now reflected in a revised Tentative Map (TM), which was submitted to the City on October 26, 2018 along with other supporting exhibits and technical documentation.

To assist in your understanding of these changes, the following project design highlights are noted as different from the TM dated April 2017:

1. While the overall number of housing units is unchanged at 550, the development footprint has been reduced by approximately 50 acres.
2. Overall grading has been reduced from approximately 4.6 million cubic yards to approximately 3.89 million cubic yards
3. The total number of requested grading exemptions has been substantially reduced.
4. The development encroachment onto slopes greater than 35% has been reduced by over 20 acres.
5. The conservation easement (dedicated preserve) has increased from 629.09 acres to a total of 642.09 acres. An additional 37 acres of the development footprint has also been reduced and is now located in the HOA managed habitat open space (edge buffer).
6. Approximately 63 fewer oak trees would be removed.
7. The previously proposed open recycled water wet weather storage facility located in the project's northwest corner has been removed and has been replaced with an above ground recycled water wet weather storage tank near a previously proposed potable water storage tank.
8. The number of neighborhood "pocket" parks has increased from seven to 13 totaling approximately 5.8 acres.
9. There are several other minor engineering and technical changes and details on the revised tentative map made per requests made by City Engineering, Planning and Utilities staff.

City staff believes that these changes are responsive to many of the Draft EIR comments. We will continue to work on finalizing the EIR as well as additional project analysis and the staff report. Public hearing dates for the project at either the Planning Commission or City Council have not been scheduled at this time, however they are anticipated to occur in 2019. The City will notify all interested parties, including all who are receiving this update, in advance of any public hearings. Additionally, the City will provide notices of public hearings on the City's website and will publish a legal notice in the San Diego Daily Transcript.

Please refer to the City's website at <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>. The links at the bottom of that page will prompt you to the revised TM, technical documents and other information regarding this project. These documents are also available for review at the City's Planning Division offices in City Hall.

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