

DATE: September 3, 2019
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 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.

In our last update, we described the applicant's proposed changes in their tentative map and a described how work on the final Environmental Impact Report (EIR) was progressing. Since some time has transpired from then, we would like to provide you and the public at large with a project update:

1. The City is continuing to work with the applicant and their team in addressing a number of issues that were raised through the review of the Draft EIR and through City staff review and comment on various aspects of the project. These issues are still under review and include the following:
 - a. Timing of construction and operation of the proposed fire station.
 - b. Timing and dollar amount of the proposed community facilities district to fund public safety operations and maintenance
 - c. Timing of completion of the proposed emergency access roads and other off-site road improvements
 - d. Terms of the Development Agreement
2. The City continues to work with Michael Baker International, the EIR consultant, on responding to the many comments received on the EIR as well as preparation the Final EIR. We are currently targeting that the Final EIR will be available for review by the end of this year.
3. We continue to work on additional project analysis and the staff report.
4. The applicant has recently proposed to market this project as an "agri-neighborhood" and has rebranded the project name as Harvest Hills. The information received by the City was prepared by the applicant and is on the City's website at the address below as well as on the applicant's website at <https://www.harvesthillescondido.com/>.

Public hearing dates for the project at either the Planning Commission or City Council have not been scheduled at this time. 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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