

- Update Section 3.2 to reference Crotch's Bumblebee (not previously addressed) and Burrowing Owl (cannot relocate now that candidate species); preconstruction surveys. Possibly revise gnatcatcher to note not habitat and only a pre-construction inspection is required.
- Sections 3.3 through 3.6 likely do not need to be updated as the TDR only applies if utilized and likely will not be utilized for the NA. Conservation will come into play if and when plans are processed for the Rural/Conservation Area.
- Section 3.5. Update Strategy 2.1 and 2.2 to de-couple the 733 acres from conservation obligations; no nexus and no density needed. Conservation and mitigation will be addressed when the northern properties are developed. No express requirement to dedicate 375 acre Etiwanda Heights Preserve or 196 Deer Canyon Preserve; mitigation and conservation, per nexus and rough proportionality, will be addressed if and when the northern parcels are developed
- Section 4. Add general statement that now much denser and will apply to the extent not inconsistent with higher density allowed under the General Plan.
 - Address drainage feature through middle; ability to underground instead
 - Add note that pocket parks below Banyan; larger parks north of Banyan around most of the housing north of Banyan
- Section 5. Add general statement that now much denser and will apply to the extent not inconsistent with higher density allowed under the General Plan.
 - Add 20+ new denser product types and note that many of the less dense product types may no longer be possible
 - Note that Figure 5.2.2B is inconsistent with higher density and instead the TTM and site plan approval process will govern layout; but general backbone street layout will be maintained
 - Section 5.8. Note that park locations will be modified and consolidated to provide for GP density
- Section 6 – Transportation
 - May need to revise Section 6.3 as there is no offsite flow; only dealing with on-site flow
- Section 7.3. Note that chart will be updated by planning area precise plans to implement increased density, including relocating and reducing parks and commercial space
- Section 7.7. Mentions design review approvals **prior to** maps, improvement plans, landscape plans, architectural, site plans, building plans, Precise Neighborhood Plans, etc. Why? Does not the Specific Plan already have enough detail?
 - Then requires precise plan approval; should skip right to TTM and precise plan; all in one approval (possibly with Specific Plan Amendment)
- Appendix 1: Need to update to show uses; just two categories (residential and commercial); ability to move commercial so long as 20-25 acres and per precise plan approved by the City
- Appendix 2: Can we just do 2 steps instead of 4: Step 1: TTM and Precise Plan. Step 2: Final map, improvement plans and construction drawings
- Mitigation: We will need to modify the bio mitigation measures as noted above based on additional bio reports and a jurisdictional survey

Best regards,
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