

Exhibit D to Resolution Adopting The Farm at Alamo Creek Specific Plan Modifications to the Specific Plan

Page 22, Section 2.0, 2nd bullet: change 'recreation trail / maintenance – access road' to 'maintenance access road that may be used as a recreational trail.'

Page 28

- Section 2.1.4, 1st paragraph, 2nd sentence; 'recreation trail / maintenance – access road' to 'maintenance road that may be used as a recreational trail.'
- Section 2.1.5, 1st paragraph, 1st sentence: The two pocket parks plus connecting trails, per the tentative map result in 2.5 acres. The two pocket parks alone result in (Park 1 - 0.93 acres + Park 2 - 0.61 acres = 1.54 acres)
- Section 2.1.6, 1st paragraph: It states that there 5.1 miles of trails that will be constructed. Is the number of 5.1 miles still correct, as this was the number in the previous version of the Specific Plan, dated March 2018, prior to the removal of DG trails outside of the park and open space.

Page 35, Table 3.1: Add the Bay Ventures parcel (138-010-080)

Page 39, Section 4.1.1, 5th paragraph, 5th sentence: change 'detention basin / pond trail area' to 'detention basin / maintenance access road'.

Page 41, Figure 4.2: Put a note on the map identifying that lot 13 will be developed with the parcels north of the realigned Hawkins Road. Show The Agricultural Buffer Overlay on the east 300 feet of the project site.

Page 42, Table 4.3

- Provide all footnote language; notes 5 – 8 are missing.
- Make the corrections shown on the attached sheet.

Page 44, second paragraph under 4.1.3, first sentence. Revise to say: "In addition to the above exceptions, as mentioned previously, one-story homes shall not be required for ~~lot sizes that are zoned for 4,000 SF or smaller~~ lots zoned RLM-3.6 or RMH."

Pages 45 – 52

- Figure 4.3.1, 4.3.1.1, 4.3.2, 4.3.2.1, 4.3.3, 4.3.3.1, 4.3.4, 4.3.5, 4.3.6: Change "Minimum Lot Area" to "Lot Area."

Page 61

- Section 5.2.7, Lighting, 2nd paragraph, remove the last sentence, 'Pole lights in neighborhoods should not exceed 20 feet in height to maintain a pedestrian scale.' The City has two decorative street light standards, Standard Drawing 7-02B and 7-02C, with mounting heights of 15' and 30' respectively. Table DS 7-1, in the City's Street Light Design Standards, identifies the street light type that will be used for different street classification.
- Page 61, Change the picture of the street light to be a City standard decorative light.

Page 62

- Section 5.2.8, Planting Design, 4th paragraph, 3rd sentence: The Leisure Town landscape corridor is not public right-of-way and shall be maintained by the HOA.
- Section 5.2.8, Planting Design, 8th paragraph, 3rd sentence: Trees **shall** be located such that any fruit dropping **shall** not fall within the City maintained property or right-of-way.

Pages 64-67:

- Add the note: Within the public ROW and City maintained areas the below are not allowed. All other planting within public ROW and City maintained areas shall be reviewed and approved by Public Works.
 - Ornamental Trees
 - albizia julibrissin (mimosa)
 - magnolia virginiana (sweet bay magnolia)
 - pyrus calleryana ('aristocrat' and 'new bradford' flowering pear)

Page 68, Section 5.2.11 Trail Networks: 1st paragraph, 4th sentence: Class 3 are bike routes that are signed and marked but do not have an area designated just for bikes. The General Plan doesn't have any proposed bike routes in the project boundary and the project is not proposing any bike routes. Remove the reference to class 3.

Page 71, Section 6, 2nd paragraph, 1st sentence: It identifies 3 parks, but on page 26 it identifies 2 parks. Resolve this discrepancy.

Pages 72/73, Sections 6.1.1 / 6.1.2 / 6.1.3: The figure numbers for Leisure Town Road, Elmira Road and Carroll Way should be 6.2.1, 6.2.2 and 6.2.3 respectively.

Page 73, Section 6.1.5, 1st paragraph, 5th sentence: Take out: ' Additionally, a 'soft' (DG) 4' jogging path will flank the 10 foot multiuse trails along all major arterials and the enhanced residential streets.' The tentative map only includes DG trails in the parks and open space.

Page 74, Section 6.2.1, 4th paragraph, 2nd sentence: The acceptable LOS is mid-D for the intersections of Hawkins Road / Carroll Way and Elmira Road / Carroll Way. These intersections were not evaluated in the TIS as the traffic wouldn't be enough to trip a threshold. Remove the reference to LOS.

Page 78, Figure 6.2.1: The 10' path is to be label correctly.

Page 81, Figure 6.2.3: Identify ROW location

Page 83, Figure 6.2.4B: The graphic identifies Hawkins Road west of the roundabout, both as ultimate. Page 82 is ultimate. Page 83 is not ultimate. Rectify.

Page 85, Figure 6.2.5A: The parkway strip is labeled incorrectly.

Page 87, Figure 6.2.5B: Per the tentative map Camino Beltran does not have a Multi-Use Path.

Page 89, Figure 6.2.7: Per the tentative map the north side of Camino Arroyo doesn't have a 4' DG trail. On the south side of Camino Arroyo, adjacent to the creek it identifies 'Future Development', there will not be future development adjacent to the creek. Correct.

Page 90, Figure 6.2.8: Remove the crosswalk across Leisure Town Road.

Page 96, Section 7.1.5, 2nd paragraph, 1st sentence: Change 'pedestrian trail' to a 'maintenance road that may be used as a pedestrian trail.'

Page 103, Figure 7.2: Per the tentative map, ROW is at back of curb along The Farms at Alamo Creek development, the property line is at the fence and the area in-between is owned / maintained by the HOA. Correct.

Page 107, Figure 7.4B: Page 85 and the tentative map show that the multi-use trail on the south side is adjacent to the curb. Correct

Page 117, Section 8.3.2, 1st paragraph, 1st sentence: States 'The Farm at Alamo Creek, along with other proposed development projects in the areas will participate in the cost to remove this failed culvert to allow flows to occur.' Remove the reference to 'other proposed development projects in the areas will participate in the cost'.

Page 130,

- Section 10.1.1, Responsibility for Administration of the Specific Plan. 1st paragraph, the last sentence states 'Development Agreements will be required for each developer with The Farm at Alamo Creek Specific Plan area.' ~~Remove as the neighborhood commercial properties may not require a Development Agreement and there is only one developer for the remaining Specific Plan.~~

Each developer within the Farm at Alamo Creek Specific Plan area will be required to enter into a Development Agreement with the City or similar agreement.

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For properties not entering into a development agreement prior to annexation, the zoning established through annexation is contingent on the property owner entering into such an agreement. The agreement will contain terms comparable to those agreements entered into prior to annexation including payment of impact fees, annexation fees, and other charges, and inclusion into applicable Community Facility Districts and Landscape and Lighting Districts. In the interim, the property may be used to the same extent as would have been allowed prior to annexation.

- 10.2 Development Review, 3rd paragraph, the last sentence:
Change from:
'After approval, any modification to the Tentative Map shall require additional review and processing to ensure conformance with the Specific Plan.'

Change to:

'After approval, any modification to the Tentative Map shall be reviewed for substantial compliance and may require additional review and processing to ensure conformance with the Specific Plan.'

Page 131: Phase 1 Plan is missing from the document.

Page 134, 10.3.2 Phase 2, Roads: Elmira Road, Leisure Town Road to Carroll Way, shall be installed with Phase 2.

Page 136, 10.3.3 Phase 3, Roads: Leisure Town, Camino Beltran to Hawkins Road, and the realigned Hawkins Road shall be installed Phase 3.

Page 140, 10.3.5 Phase 5: The remaining Hawkins Road frontage shall be installed with Phase 5.

Page 151: Remove the repealed Policy LU-P17.1 (“Limit residential development within the East of Leisure Town Road Growth Area to 2,175 dwelling units”) and the associated finding.

Page 152: Remove the repealed Policy LU-P17.4 (“Approximately 80 percent of the 610 units permitted for the properties located within the East of Leisure Town Road Growth Area, north of Elmira Road, shall be distributed between Elmira Road and Hawkins Road, west of the future north south collector street “P”) and the associated finding.

Add the following notes within the plan:

- All improvements within City owned property, (parks, open space, landscape corridors, etc.) or ROW are subject to review and approval by Public Works. These improvements include, but are not limited to color / textured materials, enhanced cross walks, monument signage, art, way finding signage, bike racks, special lighting, street furniture, etc. The maintenance and replacement cost shall be address in the Development Agreement or L&L.
- Any proposed parking as shown in Figure 2.3 in the Specific Plan that is perpendicular to the street shall (1) reviewed at improvement plans to verify it does not create a traffic issues (2) be installed outside the right-of-way (3) maintained by the HOA and (4) meet ADA requirements.
- The layouts of the two commercial properties are conceptual in nature and not part of the tentative map or specific plan approval.
- For the Neighborhood Commercial property at the northeast corner of Leisure Town Road and Elmira Road 0138-010-(010 & 020), access to Elmira Road will be evaluated and determined at time of development application.