

Campus Park Specific Plan Amendment & General Plan Amendment Report

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PREFACE

A. SUMMARY

The Campus Park Project (hereafter referred to as “Proposed Project” or “Project”) is a 416.1-acre planned community composed of single family and multi-family residential neighborhoods, a neighborhood retail town center, professional office areas, recreational facilities, natural open space preservation areas and trails. This Specific Plan Amendment (SPA) and General Plan Amendment Report (GPAR) update the planning concept for the community and provide the framework for implementation.

The Project boundary includes 241 acres of the original Campus Park Specific Plan area and additional adjacent 176 acres to the north. The remaining areas of the original Campus Park Specific Plan, under separate ownership, are referred to as the Campus Park West area and a future Palomar College campus. Both these areas are addressed by separate applications. Changes to the Campus Park Specific Plan proposed with this Specific Plan Amendment and General Plan Amendment Report result from changes in land ownership and development goals coupled with the desire of the County of San Diego to provide a transportation node and a balanced master planned community. In addition, through these amendments the County is able to comprehensively plan a larger land area and, most importantly, preserve large continuous areas of natural open space and sensitive wetlands habitat.

B. DOCUMENT ORGANIZATION

This combined Specific Plan Amendment /General Plan Amendment Report includes the following information:

Section I: A description of the Project's physical setting and planning history; and a summary of the policy framework within which the Project is proposed and reviewed.

Section II: An overview of proposed amendments to the County General Plan, Fallbrook Community Plan and zoning; and a discussion of the proposal's merits.

Section III: A description of the proposed Campus Park Specific Plan Amendment land use, infrastructure, implementation requirements, and intended phasing. This section contains design guidelines including development regulations to classify, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures. The regulations provide the basis by which the County will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of a conflict, the regulations found in this Campus Park Specific Plan Amendment supersede other County regulations.

Section IV: A summary of the various discretionary and ministerial permits and applications required for the Project as well as a description of Project phasing.

Section V: A consistency description of how the proposed Specific Plan Amendment meets the goals and policies of the County General Plan.

Report appendixes include the proposed edits to the Fallbrook Community Plan, proposed edits to the County's I-15 Corridor Subregional Plan, I-15/Hwy 76 Interchange Master Specific Plan, a 1000 scale Vicinity Map, Service District letters, and County of San Diego Zoning Ordinance Summary.

I. Introduction

Campus Park Specific Plan Amendment and General Plan Amendment Report

I. INTRODUCTION

A. PROJECT SETTING

1. LOCATION

Campus Park is located in the Fallbrook Community Planning area of the County of San Diego, at the northeast intersection of Interstate 15 (I-15) and State Route 76 (SR-76) (Figure 1 Regional Location Map). The Campus Park Specific Plan approved in 1983 contained approximately 442 acres. This amendment addresses 241 acres of the original Campus Park Specific Plan area and additional acreage adjacent to the original northern boundary for a total of 416.1 acres. The specific plan area is approximately 3,000 feet across at its widest point (east-west), and approximately 11,000 feet (two miles) from the northern to southern boundary (Figure 1, Regional Location Map and Figure 2, Vicinity Map and Surrounding Land Uses).

Access to the parcel is from Highway 76 on the south, Pala Mesa Drive on the west, and Pankey Road connecting to Stewart Canyon Road on the north. Access to I-15 by way of the Highway 76 interchange is less than one-half mile to the west. Highway 395 provides access to I-15 for north bound travelers at Mission Road.

2. PHYSICAL FEATURES

A. Site

The Campus Park Project (Project) is located in a valley generally referred to as the I-15 corridor. The area surrounding the site is topographically varied, ranging from very flat areas in the southern half to steep slopes in the northern portion of the site (Figure 3, Existing Topography and Steep Slopes). Onsite elevations range from approximately 850-feet above mean sea level (amsl) in the northeast to approximately 260 feet amsl in the southwest. Horse Ranch Creek, a major tributary of the San Luis Rey River, flows south along the western border of the property. Onsite vegetation and features include pasture area, non-native grasslands, riparian areas, oak woodlands, coastal sage scrub habitats and rock outcroppings.

B. Surrounding Area

The property is bordered by steeply rising hills on the north and east and flatter areas to the southwest. The Monserate Mountains and foothills border the Project site on the east and north (Figure 2). The Project's southern boundary is defined by State Route 76. The San Luis Rey River, which trends east-west, is located within one-quarter mile of the southern Project boundary. Interstate 15

borders a central portion of the property. A series of north/south oriented ridgelines are located to the west of the adjacent I-15 freeway.

3. EXISTING LAND USES

A. Site

The majority of the Campus Park planning area is undeveloped (Figure 2). The central, flatter portion of the site is currently being used for non-commercial grazing. Historically, this area was used for farming activity. An existing residence is located in the north. The southern extension of Pankey Road, which intersects with SR 76, trends through the southwestern-most portion of the Campus Park property. Several dirt roads cross the site.

B. Surrounding Area

Transportation corridors, residential, recreational and agricultural land uses surround the site. Specific land uses include the following:

- South: SR 76; the San Luis Rey River; and scattered agricultural activity. South of the river is the existing Lake Rancho Viejo residential subdivision, a dense suburban master planned development of more than 450 one-story, single family homes, about 100 two-story residences and associated community amenities.
- East: The Meadowood Specific Plan Area, a 390-acre planned residential community with single and multi-family residences, a school and park; citrus and avocado groves.
- West: Proposed Palomar College; I-15; the Pala Mesa Country Club Golf Course with small lot residential development; scattered avocado groves; and estate residential land uses. To the southwest, at the I-15/SR 76 interchange, is a gas station, restaurant, and a Park and Ride facility. The Pappas Specific Plan Area, situated between the Campus Park Specific Plan Amendment planning area and the I-15/SR 76 interchange, proposes a mix of freeway serving commercial and residential uses.
- North: Mostly vacant with scattered avocado groves and open space. Some of this largely undeveloped area, including that area immediately adjacent to the northern and northeastern property boundary, is located within a resource conservation area owned and managed by the Fallbrook Land Conservancy.

4. PLANNING HISTORY

The Fallbrook Community Plan GPA 74-02, adopted by the Board of Supervisors on December 31, 1974, designated the Campus Park site as a specific planning area with an overall density of 2.75 dwelling units per acre (SPA 2.75). The property was subsequently rezoned from "M-52" Industrial to "S-88" Specific Plan. Following adoption of the community plan, the Sycamore Springs Specific Plan (SP 81-01) was adopted in 1981. Sycamore Springs proposed a planned residential development, an 18-hole golf course, a commercial center and 1,152 mobile-home rental units, all on 442 acres of the subject and adjacent property.

Following adoption, much of the Sycamore Springs property was acquired by Hewlett-Packard and the Hewlett-Packard Campus Park Specific Plan (SP-83-01) was approved in 1983. This Specific Plan proposed a research and development/manufacturing facility, phased over a 25-30 year period, employing a maximum of 6,500 persons. The development proposed a maximum floor area of 2.5 million square feet within three clusters of buildings, parking for 5,500 cars, and a variety of recreational amenities for use by employees on 323 acres. Other uses included a 10.5-acre commercial center, a 150-unit townhouse project, and a 336 unit mobile-home park. Although some infrastructure, such as water lines, the Pala Mesa Drive Bridge, and a sewer force main were installed in anticipation of development, the Project was never constructed.

The Campus Park Specific Plan Amendment area is located in the I-15 Corridor Subregional Plan area, adopted by the County to address sensitive environmental resources within the I-15 viewshed. The plan is intended to protect environmental and manmade resources and implement the County's objectives for growth management and governmental structure for the Subregion. On June 1, 1988, the San Diego County Board of Supervisors approved the Interstate 15/State Route 76 Interchange Master Specific Planning Area (MSPA) to implement the I-15 Corridor Subregional Plan in the Campus Park area. Encompassing approximately 1,178 acres of land within the four quadrants of the interchange, the MSPA included eight property owners. It was anticipated that this area would become a logical node of future development because of its location at the intersection of an interstate freeway and a state highway.

The MSPA recommended that a final land use plan not be adopted until further studies identified the needs of the area and the appropriate methods to address those needs. As a result, the Regional Land Use Element of the County General Plan was changed to designate the entire MSPA as a Special Study Area (SSA) in order to complete recommended studies. The MSPA provides for each property to be developed through individual specific plans to be consistent with the detailed studies. Upon adoption of this General Plan Amendment and Campus Park Specific Plan Amendment, the requirements of the MSPA will be met. The MSPA will then be amended to incorporate the Campus Park Specific Plan.

The amendment proposed to the Hewlett-Packard Campus Park Specific Plan has resulted in part from a change in land ownership, economic factors, and a County General Plan update. The amendment includes the 176-acre property located to the north. It also excludes the Campus Park West property located immediately southwest and south of the Project site, and excludes the Palomar College area to the west of the central portion of the Project. These areas of the original Hewlett-Packard Campus Park Specific Plan area are now under separate ownership and are expected to be addressed as separate projects.

On July 17, 2003, the County of San Diego DPLU determined, in accordance with Board policy I-63, General Plan and Zoning Guidelines, that Passerelle, LLC's application for a General Plan Amendment Authorization, PAA-03-010, was complete. On July 23, 2004, the County Planning Commission granted a Resource Protection Ordinance (RPO) exemption for the Campus Park development because the proposed development met the conditions of the RPO, which exempts all or any portion of a Specific Plan area that has at least one Tentative Map or Tentative Parcel Map approved prior to August 10, 1988, subject to findings made by the Planning Commission or Board of Supervisors. Tentative Parcel Map TPM 13703 was recorded on February 28, 1985

5. POLICY FRAMEWORK

The San Diego County General Plan, the Fallbrook Community Plan, and the Interstate 15/Highway 76 Master Specific Plan, provide an overall policy framework for Campus Park. Section V of this Specific Plan and General Plan Amendment provides detailed analysis regarding consistency of the Project with the goals and policies contained in these documents.

Figure 1 Regional Location Map

Figure 2 Vicinity Map and Surrounding Land Uses

Figure 3 Existing Topography and Steep Slopes

Figure 4 Existing Regional Land Use

II. General Plan Amendment Proposal

Campus Park Specific Plan Amendment and General Plan Amendment Report

II. GENERAL PLAN AMENDMENT PROPOSAL

A. REGIONAL CATEGORIES

1. EXISTING

The County of San Diego's General Plan Regional Land Use Element designates the existing Campus Park Specific Plan area as Special Study Area (SSA) (Figure 4 Existing Regional Land Use). SSA is applied on an interim basis to areas subject to detailed review, study or annexation to the County Water Authority. The area located to the north is designated as Estate Development Area (EDA) in the County General Plan. The EDA designation permits agricultural and low density residential uses on parcel sizes of two to twenty acres.

2. PROPOSED

The General Plan Amendment proposes the Current Urban Development Area (CUDA) designation on the Campus Park Specific Plan Amendment area (Figure 6 Proposed General Plan and Regional Land Use). CUDA is applied to County lands to which near term urban development should be directed.

B. LAND USE DESIGNATIONS

1. EXISTING

The Fallbrook Community Plan Land Use designation for the existing Campus Park area is (21) Specific Plan Area (SPA) with a residential density of 2.8 dwelling units per acre (Figure 5 Existing General Plan). The area to the north is designated (17) Estate Residential, 1 dwelling unit per 2 and 4 acres.

2. PROPOSED

The Campus Park Amendment proposes to change the Land Use designation of the entire SPA area to (21) Specific Plan Area with a density of 1.9 residential units per acre with a maximum of 751 residential units permitted (Figure 6 Proposed General Plan and Regional Land Use).

As part of this amendment, changes are proposed to the Fallbrook Community Plan text detailing policies and objectives regarding development of the Campus Park Specific Plan. These changes are included as Appendix A to this report.

C. ZONING

1. EXISTING

The existing Campus Park Specific Plan area is zoned S90 Holding Area (Figure 7, Existing Zoning). The S90 Use Regulations are intended to prevent isolated or premature land uses from occurring on lands for which adequate public services are unavailable. The zone is applied in areas for which the determination of appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by lack of economic, demographic, or other data. When these aforementioned conditions no longer exist, the Holding Area Use Regulations are replaced with appropriate zoning. The area to the north is zoned A70 Limited Agricultural. The A70 Use Regulation is intended to create and preserve areas intended primarily for agricultural crop production.

2. PROPOSED

Proposed zoning for the Campus Park development is S88 Specific Planning Area (Figure 8, Proposed Zoning). The S88 Use Regulations are intended to accommodate specific plan areas and can create an unlimited variety of land uses in conformance with the County of San Diego General Plan. Proposed land uses within the Campus Park S88 Use Regulations include single family and multi-family residential, professional office, Town Center, public and private parks and open spaces. Complete zoning for each land use is contained in section III.B.4 of this document. Development regulations for each proposed land use are contained in section III.F. Design and development regulations pertaining to single-family residential uses will be implemented by the master developer and subsequently enforced through Covenants, Conditions, and Restrictions (CC&Rs) and Home Owner Associations (HOAs). Development regulations for all other land uses will be implemented and enforced by the County of San Diego through the regulatory processes of the Department of Planning and Land Use.

D. MERITS OF PROPOSAL

The rationale supporting the proposed General Plan and Community Plan Amendments and the benefits provided by the proposed Project are listed below:

- The overall vision, goals and policies for creating the Campus Park community are maintained and enhanced through coordinated land use, site planning and open space preservation.
- The land plan relieves commuter traffic by providing a well-planned, livable, mixed-use community with places to work, live, shop and play, with walking and transit (bus) opportunities.
- The proposed amendment allows for implementation of the plan in a manner that respects the existing topography and circulation patterns in the area and promotes orderly growth for the region.
- The Project ensures that public services, roadways and utility infrastructure are provided in a timely manner and are financed by the parties creating the demand for, and benefiting from, the improvements.
- The amendments effectively manage resources by concentrating development into less sensitive areas of Campus Park while preserving large contiguous open space areas and minimizing impacts to sensitive biological, cultural, paleontological, floodplain and visual resources.
- The amendments create development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- The Project provides for a variety of recreational uses, including parks and a comprehensive network of developed on-site trails to link the office professional area, Town Center, residential areas, parks and offsite trails.
- The Project accommodates current and forecasted housing demand by providing much needed housing in the region with a variety of lot sizes and high-quality housing types, while retaining an overall rural theme, consistent with the Fallbrook community.
- The Project provides convenient, community-serving commercial uses within a centralized Town Center.
- The land plan and design guidelines establish private and common areas to create a community with a strong sense of presence and identity, drawing on the surrounding views and resources.

Figure 5 Existing General Plan

Figure 6 Proposed General Plan and Regional Land Use

Figure 7 Existing Zoning

Figure 8 Proposed Zoning

III. Specific Plan Amendment

Campus Park Specific Plan Amendment and General Plan Amendment Report

III. SPECIFIC PLAN AMENDMENT

A. INTRODUCTION

1. PURPOSE AND SCOPE

The County of San Diego General Plan and the Fallbrook Community Plan establish the goals and policies for the Campus Park Specific Plan area. A Specific Plan is required to provide the entitlement bridge linking the General Plan and Community Plan with subsequent project-level approvals. The specific plan amendment addresses existing and planned land uses, public facilities, design criteria, circulation, parks and open space for the Campus Park community. Objectives of this plan are to:

- Assure consistency with all existing state laws and local ordinances.
- Implement the goals, objectives and policies of the County of San Diego General Plan, Fallbrook Community Plan and the I-15 Corridor Subregional Plan.
- Ensure that public facilities are provided in a timely manner and financed by parties creating the demand for, and receiving the benefit from, the improvements.
- Provide development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- Provide a variety of high quality housing to help meet current and future demands.

2. REGIONAL CONTEXT

The Campus Park Specific Plan Amendment is guided by two principles affecting the overall region - Resource Preservation and Comprehensive Community Planning. Together these principles reflect a commitment to protect natural resources, to provide a variety of housing opportunities, and to ensure the provision of facilities, improvements and amenities in a setting that benefits the entire Fallbrook Community.

A. Natural Resources

Approximately 57% (236.4 gross acres) of the Campus Park community is set aside as nature preserve or community open space. Through this Specific Plan Amendment a significant increase in the amount of sensitive wetlands and other natural resource areas is set aside in the open space system compared to that provided in the original Campus Park/Hewlett-Packard Specific Plan.

B. Housing

The Campus Park Specific Plan Amendment provides 137.8 acres of residential land for a maximum 751 homes. A range of housing choices is provided, from larger-lot single family neighborhoods at densities ranging from 3.8 to 5.8 homes per acre, to multi-family at densities up to 11.2 units per acre.

C. Facilities and Amenities

The Campus Park Specific Plan Amendment includes a centrally located, 8.1-acre Town Center to provide local serving and recreation oriented neighborhood shops and restaurants. The plan also provides for 11.5 acres of professional office uses. Campus Park is a “pedestrian friendly” community served by a network of equestrian and pedestrian trails. The Town Center is within a 1/2 mile of a majority of residential homes and the professional office areas. Recreational amenities include 7 private parks, an 8.5-acre active sports facility and a .8 acre trail staging area. The Project will also have access to future recreational facilities proposed by Palomar College.

B. LAND USE ELEMENT

1. EXISTING CONDITIONS AND DESIGN INFLUENCES

The existing Campus Park Specific Plan (Figure 9, Existing Campus Park Specific Plan Land Use) placed business park and office buildings in the central and northern portions of the property and a single-family detached residential neighborhood in the southern portion, on the Campus Park West Specific Plan Area (not a part of this Specific Plan Amendment). Recreational amenities for residents and employees included a recreation center, sports field and trails. A great deal of land area was devoted to surface parking to support the business park and office uses.

In contrast, this Campus Park Specific Plan Amendment incorporates the principles of resource preservation and comprehensive community planning to create a community that balances resource preservation with development. The natural topography, sensitive environmental resources, and surrounding land uses establish the framework for locating land uses in the Campus Park community. The rural setting at the intersection of two prominent transportation corridors provides a unique opportunity to create an employment node supported by a variety of housing and commercial uses. Riparian areas in the south and hillsides in the north define development areas and create dramatic open space and scenic corridors. Contiguous natural open space areas provide viable wildlife corridors.

2. LAND USE GOALS AND POLICIES

A. Overall Goal

- Create a well planned, beautiful community with places to work, live, shop and play, with ample walking opportunities.

B. Policies

TOWN CENTER

- 1: The Town Center character shall be guided by the following qualities:
 - ~ Location near center of overall Specific Plan.
 - ~ A concentration of commercial activity to serve surrounding land uses.
 - ~ Compatibility with proposed adjacent land uses.
 - ~ Views to surrounding hills.
 - ~ Opportunity for office and retail uses.
- 2: Access to the Town Center will be provided by a 4 lane roadway, connecting with a pedestrian oriented grid system of residential streets and community trails.
- 3: Allowable uses in the Town Center may include neighborhood-serving commercial retail shops, services and restaurants; and public/semi-public uses such as a post office, and day care facilities.

RESIDENTIAL

- 1: The overall residential density in the Campus Park Specific Plan Amendment shall not exceed 21.9 dwelling units per acre.
- 2: A maximum of 521 single family residential dwellings are permitted on 113.8 acres. A maximum 230 multi-family residential dwelling units are permitted on 24.3 acres.
- 3: A variety of lot sizes and housing types, including single family and multiple family homes, shall be provided to accommodate the existing and forecasted population increase while retaining the charm of the present living environment.
- 4: A maximum building height of 35 feet (two stories) is allowed in the single family detached portions of the project. A maximum building height of 35 feet (two stories above parking) is allowed in the multi-family residential portions of the Project.
- 5: The minimum residential lot size shall be 4,000 square feet.

PARKS AND OPEN SPACE

- 1: Development shall be consolidated on the flatter, less environmentally sensitive areas to preserve and protect sensitive habitats.
- 2: Areas of unique environmental and aesthetic value shall be conserved through dedication of open space easement(s) or other appropriate means.

- 3: Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
- 4: Residential uses shall not be allowed within the identified open space areas of the SPA.
- 5: A variety of public and private recreational opportunities shall be provided throughout the Campus Park community.
- 6: Recreational land uses in open space areas shall minimize grading and environmental impacts.
- 7: Edges of development shall be softened through the use of contour grading techniques and appropriate transitional landscaping.

PROFESSIONAL OFFICE

- 1: Office professional activities shall be located in configurations that conform to the Specific Plan Land Use Plan (Figure 10).
- 2: Building structures shall be limited to two stories with a maximum building height of 35-feet..
- 3: Professional office uses and buildings shall be linked and unified through a system of plazas, pathways, circulation corridors, and open spaces.
- 4: Pedestrian trails shall link the professional office area with the Town Center and residential areas.

3. LAND USE PATTERN

The Campus Park Specific Plan Amendment development pattern strives to integrate balanced land uses within the natural setting of the site. The community incorporates a number of "village" features, including a Town Center within walking distance to a variety of residential homes, a neighborhood park, and business uses. The pedestrian friendly design includes sidewalks and natural surfaced trails, separated from vehicular traffic and located along streets or within dedicated open space corridors. The community also includes open space areas. The Campus Park Specific Plan Amendment Land Use Plan is provided as Figure 10 and a Land Use Summary is provided as Figure 11. Boundaries shown on the Land Use Plan are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries are expected during detailed site planning and final engineering design phases and will not require an amendment providing the refinement meets the intent of this Specific Plan Amendment.

Figure 9 Existing Campus Park Specific Plan Land Use

Figure 10 Proposed Land Use Plan

Figure 11 Campus Park Land Use Summary

4. PLANNING AREAS – DESCRIPTION AND ZONE BOXES

The following section provides a description of land uses and zoning found in the Campus Park Specific Plan Amendment. Dimensions and standards noted are minimums. Minor variations may be permitted subject to DPLU Director review or Final Map approval, providing the minimums specified herein are maintained as average minimums. County zoning nomenclature is used. Refer to the County of San Diego Zoning Ordinance Summary found in Appendix F for explanation of the zone boxes described below.

A. Town Center

At the heart of Campus Park is the town center, located along the community’s central access, Horse Ranch Creek Road. The 8.1-acre Town Center provides a focal point for the community and opportunities for local serving and recreational oriented neighborhood shops and restaurants. A pedestrian oriented environment is encouraged through requirements to place onsite parking adjacent to or near buildings and to allow for sidewalk cafes and covered walkways, and through provisions for parking lot trees and bicycle parking. Berming and landscaping screens parking areas from Horse Ranch Creek Road and a focal point at the entry adds to the Town Center prominence. As described further in Section III.F. Community Design and Operation Element, and in Section V. Consistency with San Diego General Plan, the Town Center is consistent with the Fallbrook Design Guidelines. County zoning for the Town Center is shown below.

| Table - 1 Town Center TC-1 Zoning Box | | |
|---------------------------------------|----------------------|---|
| Use Regulation | | C36 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | J |
| | Lot Coverage | -- |
| | Setback ¹ | V (see Figure 55 of this Specific Plan) |
| Open Space | -- | |
| Special Area Regulation | | B |

¹ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

B. Residential Areas

A variety of housing options, including town homes, condominiums as well as traditional single-family residential homes surround the Town Center. Residential densities decrease towards the perimeter of the development where the Project transitions to surrounding natural open space. The largest residential lots and lowest densities occur in Project’s northern valley and areas that lie adjacent the sites northern hillsides. . Higher density multiple family residential areas are located along Horse Ranch Creek Road in the south-central portion of the community. These multi-story residences incorporate views, of the riparian area to the southwest, and, of the rocky hillsides to the north. Accessory Structures are permitted in accordance with the Zoning Ordinance, Section 6156 for permitted uses, and Section 4835 for setback regulations.

PLANNING AREA R-1:

Referred to as the Callington Collection, Planning Area (PA) R-1 is a single-family residential neighborhood consisting of 136 homes constructed on 23.4 acres (see Figure 42) with a density of 5.8 dwelling units per acre. The planning area is located south of Baltimore Oriole Road (currently called Pala Mesa Drive), immediately east of the sports complex and professional office site. Two neighborhood parks (P2 & P-5), totaling 0.7-acres are located within R-1. These parks are intended to be passive in character, with open lawn areas, walkways and benches for nearby residents. Permitted uses for R-1 are identified in Section 2102a of the County Zoning Ordinance; the following “zone box” applies:

| | | |
|-------------------------|----------------------|---|
| Use Regulation | | RS-6 |
| Animal Regulation | | S |
| Development Regulations | Density | 6.0 |
| | Lot Size | 4,000 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ² | V (see Figure 42 of this Specific Plan) |
| Open Space | -- | |
| Special Area Regulation | | B |

² Minimum Setbacks: Front Yard – 15’, Garage – 20’; Interior site Yard – 5’; Exterior Side Yard – 10’; Rear Yard – 15’. Architectural features are permitted to encroach up to two (2) feet into required yards.

PLANNING AREA R-2:

Planning Area R-2 is a single-family residential neighborhood located off of Longspur Road, south of Baltimore Oriole Road, southeast of R-1 and northeast of the multi-family site MF-3 (see Figure 44). Referred to as the Wakefield Collection, these 75 homes will be constructed on 14.7 acres with a density of 5.1 dwelling units per acre. A 0.3-acre neighborhood park (P-7) is located within R-2. This park is intended to be passive in character, with an open lawn area, walkways and benches for nearby residents. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following “zone box” applies to Planning Area R-2:

| Table - 3 Planning Area R-2 Wakefield Zoning Box | | |
|--|----------------------|---|
| Use Regulation | | RS-6 |
| Animal Regulation | | S |
| Development Regulations | Density | 6.0 |
| | Lot Size | 4,500 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ³ | V (see Figure 44 of this Specific Plan) |
| Open Space | -- | |
| Special Area Regulation | | B |

³ Minimum Setbacks: Front Yard – 15’, Garage – 20’; Interior site Yard – 5’; Exterior Side Yard – 10’; Rear Yard – 15’. Architectural features are permitted to encroach up to two (2) feet into required yards.

PLANNING AREA R-3:

Planning Area R-3 is a single-family residential neighborhood located off Longspur Road, south of Baltimore Oriole Road, and east of Planning Area R-1 (see Figure 47). Referred to as the Nottingham Collection, Planning Area R-3 will include 64 homes constructed on 16.4 acres with a density of 3.9 dwelling units per acre. A 0.3-acre neighborhood park (P-8) is located within R-2. This park is intended to be passive in character, with an open lawn area, walkways and benches for nearby residents. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following “zone box” applies to Planning Area R-3:

| Table - 4 Planning Area R-3 Nottingham Zoning Box | | |
|---|----------------------|---|
| Use Regulation | | RS-4 |
| Animal Regulation | | S |
| Development Regulations | Density | 4.0 |
| | Lot Size | 5,000 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ⁴ | V (see Figure 47 of this Specific Plan) |
| Open Space | | -- |
| Special Area Regulation | | B |

⁴ Minimum Setbacks: Front Yard – 15’, Garage – 20’; Interior site Yard – 5’; Exterior Side Yard – 10’; Rear Yard – 15’. Architectural features are permitted to encroach up to two (2) feet into required yards.

PLANNING AREA R-4:

This Planning Area is located in the northern portion of the Project, south and west of Planning Area R-5. In this area the topography is varied and residential lots will have manufactures slopes to achieve a level building pad (see Figure 45). Located north of Baltimore Oriole Road and northwesterly of Planning Area R-1, Planning Area R-4 is a single-family residential neighborhood, referred to as the Wakefield Collection (similar to Planning Area R-2). The area will contain 122 homes on 31.8 acres with a density of 3.8 dwelling units per acre. A passive, 0.3-acre neighborhood park (P-8) is located in this neighborhood. The northwestern portion of this Planning Area fronts onto open space. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following “zone box” applies to Planning Area R-4:

| Table - 5 Planning Area R-4 Wakefield Zoning Box | | |
|--|----------------------|---|
| Use Regulation | RS-4 | |
| Animal Regulation | S | |
| Development Regulations | Density | 4.0 |
| | Lot Size | 4,500 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ⁵ | V (see Figure 45 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | B | |

⁵ Minimum Setbacks: Front Yard – 15’, Garage – 20’; Interior site Yard – 5’; Exterior Side Yard – 10’; Rear Yard – 15’. Architectural features are permitted to encroach up to two (2) feet into required yards.

PLANNING AREA R-5:

Planning Area R-5 is a single-family residential neighborhood located north and east of Planning Area R-4, north of Baltimore Oriole Road (see Figure 48). In this planning area, 124 homes will be constructed on 27.2 acres with a density of 4.6 dwelling units per acre. As with Planning Area R-3, Planning Area R-5 will include homes referred to as the Nottingham Collection. Residential homes along the northern and eastern sides of the planning area back onto open space. A 0.3-acre neighborhood park is located within R-5. The park is intended to be passive in character, with an open lawn area, walkways and benches for nearby residents. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following “zone box” applies to Planning Area R-5:

| | | |
|-------------------------|----------------------|---|
| Use Regulation | | RS-4 |
| Animal Regulation | | S |
| Development Regulations | Density | 5.0 |
| | Lot Size | 5,000 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ⁶ | V (see Figure 48 of this Specific Plan) |
| Open Space | -- | |
| Special Area Regulation | | B |

⁶ Minimum Setbacks: Front Yard – 15’, Garage – 20’; Interior site Yard – 5’; Exterior Side Yard – 10’; Rear Yard – 15’. Architectural features are permitted to encroach up to two (2) feet into required yards.

PLANNING AREA MF-1:

Planning Area MF-1 is a multi-family residential neighborhood located north of MF-2 and east of the Town Center, on the north side of Harvest Glen Lane, south of Longspur Road (see Figure 50). Referred to as the Canterbury Collection, a total of 189 homes are planned on 19.0 acres, at a density of 9.9 dwelling units per acre. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following “zone box” applies to Planning Area MF-1:

| Table - 7 Planning Area MF-1 Canterbury Zoning Box | | |
|--|----------------------|--|
| Use Regulation | | RM-10 |
| Animal Regulation | | S |
| Development Regulations | Density | 10 |
| | Lot Size | -- |
| | Building Type | K |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | H |
| | Lot Coverage | -- |
| | Setback ⁷ | V(see Figure 50 of this Specific Plan) |
| Open Space | F | |
| Special Area Regulation | | B |

⁷ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

PLANNING AREA MF-2:

Planning Area MF-2 is a multi-family residential neighborhood located on the northeasterly side of Horse Ranch Creek Road, south of the Campus Park Town Center (see Figure 51). Referred to as the Canterbury Collection, Planning Area MF-2 will accommodate 41 homes on 5.3 acres, at a density of 7.7 dwelling units per acre. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following “zone box” applies to Planning Area MF-2:

| Table - 8 Planning Area MF-2 Canterbury Zoning Box | | |
|--|----------------------|---|
| Use Regulation | | RM-10 |
| Animal Regulation | | S |
| Development Regulations | Density | 8 |
| | Lot Size | -- |
| | Building Type | K |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | H |
| | Lot Coverage | -- |
| | Setback ⁸ | V (see Figure 51 of this Specific Plan) |
| Open Space | F | |
| Special Area Regulation | | B |

⁸ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

C. Parks and Recreation Facilities

A public active sports complex is located within the central portion of the community, along Horse Ranch Creek Road (Figure 37). This sports complex abuts the Town Center to the south, single family residences to the east and professional office uses to the north. While the proposed population requires approximately six acres of parkland to meet State requirements of three acres of parkland for every 1,000 persons, the 8.5-acre sports complex serves the Campus Park community as well as the surrounding areas. The sports complex concept includes baseball fields and active play areas. The facility will be implemented by Campus Park developers and maintained as a County public recreational facility.

A total of seven (7) local private (HOA) recreation facilities will be provided within the residential planning areas. These facilities may include pocket parks, tot lots, swimming pools and passive recreation areas. These facilities will be owned and maintained by a Home Owner's Association. Concepts for parks are illustrated in Figures 33 through 36. The largest of these, the P-3 park, is located north of Baltimore Oriole Road in the northern portion of the Project. This recreational facility contains a lap pool, children's pool, group seating, and one-story recreation building with restrooms, showers, and exercise area. A concept plan for this facility is provided as Figure 34.

In the southern end of the Project, on the east side of Pankey Road, south of Pankey Place, is located a .8-acre trail staging area. This facility, shown as P-4 on the Land Use Plan, will include parking and access to local trails. A concept plan for this area is provided as Figure 35.

In addition to the on-site recreational facilities, Campus Park residents will have access to sports facilities located at Palomar College.

The following "zone boxes" apply to the 8.5-acre active sports complex, the local parks, and trail staging area.

| Table - 9 SC-1 Sports Complex Zoning Box | | |
|--|-----------------------|---|
| Use Regulation | | S88 ⁹ |
| Animal Regulation | -- | |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | C |
| | Lot Coverage | -- |
| | Setback ¹⁰ | V (see Figure 37 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

| Table - 10 Park Areas P-1, P-2, P-5, P-6, P7, P-8, and P-4 Zoning Box | | |
|---|-----------------------|---|
| Use Regulation | | S88 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | A, B ¹¹ |
| | Lot Coverage | -- |
| | Setback ¹² | V (see Figures 33 & 36 of this Specific Plan) |
| Open Space | -- | |
| Special Area Regulation | | B, Por F ¹³ . |

⁹ Site plan review and approval is necessary, prior to installation of this Sports Complex.

¹⁰ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

¹¹ A "B" Height Designator shall apply to HOA Park P-4 – Trail Staging Area.

¹² Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

| Table - 11 Park Area P-3 HOA Community Recreation Center Zoning Box | | |
|---|-----------------------|---|
| Use Regulation | | S88 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ¹⁴ | V (see Figure 34 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

¹³ P-4 subject to Special Area Regulation F.

¹⁴ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

D. Open Space and Trails (OS)

The Campus Park Amendment includes 224.0 acres of open space (54% of the Project); including 197.0 acres of open space preserve and 27.0 acres of community open space. The open space preserve includes biological resources such as the wetlands located in the southern portion of the Project, and coastal sage scrub and oak woodlands located in the northern portion of the property. Several soft surface trails are included within the open space preserve areas as shown on the Open Space, Parks & Trails Plan, Figure 31.

Community open space consists of biological buffers, fuel modification area, manufactured slopes, water detention facilities, and soft surface trails. These areas are HOA or County maintained. Making an important contribution to the regional open space system, the Campus Park open space areas create an attractive rural setting for the community, an opportunity for nature study and passive recreation, and biological habitat.

The following “zone boxes” apply to the open space preserve and community open space planning areas respectively:

| Table - 12 Open Space Preserve OS-1, OS-2 and OS-3 Zoning Box | | |
|---|--------------------|-----|
| Use Regulation | | S80 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | -- |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | -- |
| | Lot Coverage | -- |
| | Setback | -- |
| Open Space | -- | |
| Special Area Regulation | | - |

| Table - 13 Open Space OS-4, OS-5, OS-6 and OS-7 Zoning Box | | |
|--|--------------------|-----|
| Use Regulation | | S80 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | - |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | -- |
| | Lot Coverage | -- |
| | Setback | -- |
| Open Space | -- | |
| Special Area Regulation | | - |

E. Professional Office

The professional office use areas consisting of 11.5 acres are located at the intersection of Horse Ranch Creek Road and Baltimore Oriole Road, in the northern portion of the Project site. This location, with easy access and proximity to Interstate 15, provides opportunities for regional and corporate identity. The office/professional land use also creates a buffer between the freeway and residential development. In PO-1, on the north side of Baltimore Oriole Road, a maximum 2-story building is permitted. In PO-2, on the south side of Baltimore Oriole Road, a maximum of two-stories is allowed. The following “zone boxes” apply to the Campus Park professional office planning areas:

| Table - 14 Professional Office PO-1 Zoning Box | | |
|--|-----------------------|---|
| Use Regulation | | C30 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ¹⁵ | V (see Figure 57 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

¹⁵ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

| Table - 15 Professional Office PO-2 Zoning Box | | |
|--|-----------------------|---|
| Use Regulation | | C30 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback ¹⁶ | V (see Figure 57 of this Specific Plan) |
| Open Space | -- | |
| Special Area Regulation | | B |

F. Institutional

A 0.2-acre, on-site sewer pump station site is located north of State Route 76, east of Pankey Road. The following “zone box” applies to the institutional site:

| Table - 16 Institutional – I-1 Zoning Box | | |
|---|-----------------------|-----|
| Use Regulation | | S80 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | B |
| | Lot Coverage | -- |
| | Setback ¹⁸ | V |
| Open Space | -- | |
| Special Area Regulation | | B |

¹⁶ Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

5. GRADING AND DRAINAGE

Campus Park has been designed to preserve sensitive natural habitats and unique landforms. Most development is located within the gently sloping, central area of the property, minimizing impacts to slopes that exceed 25 percent gradient. Larger residential lot neighborhoods are located in the northern portion of the property to minimize grading and visual impacts in the higher elevations. The grading concept provides for an onsite, balanced 1.6 million cubic yards of cut and fill. Landform grading techniques will be implemented in accordance with County policies. The maximum height of a manufactured slope will be about 65 feet and slope gradients are a maximum ratio of 1.5:1 for cut slopes and a maximum of 2:1 for fill slopes. While blasting is anticipated at higher elevations, prominent rock outcroppings are preserved. The grading concept is illustrated in Figure 12.

The property drains naturally from higher elevations in the north to the wooded area in the southwest. A comprehensive drainage plan (Figure 13) has been prepared to control runoff. The plan includes a series of basins for retention and water quality control in conformance with County policies and the requirements of the Regional Water Quality Control Board.

Figure 12 Grading Concept

Figure 13 Conceptual Drainage Plan

C. CIRCULATION ELEMENT

1. EXISTING CONDITIONS

Regional access to Campus Park is via Interstate 15 (I-15) and State Route 76 (SR 76). The County General Plan designates SR 76, west of I-15, a Prime Arterial. East of I-15, SR 76 is designated a Major Road. Highway 395, a frontage road on the west side of I-15, is classified a Collector Road. Highway 395 provides access to Pala Mesa Drive and Stewart Canyon Road, both of which provide local access to Campus Park. Several dirt roads are located within the property, most notably Pala Mesa Heights Drive which divides the northern and southern portions of the Project site. Figure 14 illustrates existing Circulation Element roadways.

2. CIRCULATION GOAL AND POLICIES

A. Overall Circulation Goal

Provide a safe and efficient circulation system that supports the planned development, links to regional transportation elements and minimizes impacts on residential neighborhoods and environmentally sensitive areas.

B. Circulation Policies

- 1: Organize land uses to provide convenient and safe vehicular and pedestrian circulation throughout the Specific Plan area.
- 2: Create an integrated circulation system that serves residential needs, provides access between areas and to community features and facilities, and discourages non-local traffic from intruding into residential neighborhoods.
- 3: Integrate road development in the Campus Park Specific Plan Amendment area with existing and planned land uses in the surrounding areas and with the regional transportation network.
- 4: Design, finance and construct circulation improvements to support planned development concurrent with need.
- 5: Complete traffic signal warrants and contribute the cost for offsite intersection improvements, or construct street improvements, based on the Specific Plan Amendment's contribution of traffic.
- 6: Include alternative modes of circulation, such as transit, bikeways and pedestrian paths and trails, in the Campus Park Specific Plan Amendment.
- 7: Connect a trail network to existing and proposed regionally designated trails in the surrounding area.
- 8: Align trails on existing paths, trails, roads, utility easements and other disturbed habitat areas to the extent feasible to minimize environmental impacts.

3. CIRCULATION PLAN

A. Trip Generation

As described in the Transportation Analysis for Campus Park, (LOS Engineering, Inc. 2009 & Technical Memo, August 30, 2010), the Project is expected to generate 17,341 average daily trips, including 1,215 AM peak hour trips and 1,835 PM peak hour trips.

B. Streets

A comprehensive circulation plan, designed in conjunction with adjoining Specific Plan projects, provides access to the Campus Park community and improves vehicular circulation in the Fallbrook area (Figure 15, Proposed Circulation Element). Proposed amendments to the Circulation Element Plan include the following:

1. Relocate SC 2602 to Horse Creek Ranch Road.
2. Reclassify Horse Creek Ranch Road (SC 2602) to GP Update Boulevard Standard.
3. Relocate SC 160
4. Reclassify Pala Mesa Drive between SR 76 and Pankey Road to Light Collector
5. Create connection for SC160 between Pala Mesa Drive and Horse Ranch Creek Road, as a Light Collector

Within Campus Park, local residential streets define land uses and neighborhoods and provide multiple access routes (Figure 16, Internal Circulation). Horse Creek Ranch Road is designed to comply with County GP 2020 standards for public streets in non-urban development areas. For other streets, special standards are established by this specific plan to reflect the traditional character and rural theme of the Project. Parking is permitted on all streets except Horse Ranch Creek Road, Panky Road, Pankey Place, Longspur Road, Baltimore Oriole Road, Harvest Glen Lane, and all streets include landscaped parkways, sidewalks and/or rural trails. A description of each street type along with illustrative cross sections (Figures 17 through 20) follows below.

Pankey Road: Two disjoined segments of Pankey Road provide access to the site. The southern extension is a north-south Light Collector that starts south of SR 76, where it intersects with Shearer Crossing and extends north into the Project site. The northern extension of Pankey Road provides access from the north and would be renamed Horse Ranch Creek Road.

Pala Mesa Drive: Pala Mesa Drive connects Highway 395 to the existing southerly portion of Pankey Road. Pala Mesa Drive is currently classified as a Light Collector.

Pala Road (SR-76): Expansion and realignment of Pala Road (SR 76) between I-15 and Rice Canyon Road began in the first quarter of 2009 and has recently been completed. Within the Campus Park Specific Plan boundary, Pala Road will include an eight-foot wide trail made of decomposed granite on the north side of the roadway. An equestrian rail fence will be installed between the pathway and roadway where required for safety. Planting would occur within a 20-foot wide recovery zone (into which future roadway expansion is possible) for erosion control purposes and visual buffering of adjacent trail staging area. Improvements within the Caltrans right-of-way are subject to County of San Diego and Caltrans review and approval. Maintenance will be the responsibility of the HOA.

Horse Ranch Creek Road: Horse Ranch Creek Road is the major roadway within the Project site, traversing the property from north to south. The southernmost portion is located offsite, to the east, in the Meadowood Specific plan area, where it intersects with Pala Road (SR 76). The northern portion merges into the existing northern segment of Pankey Road. As the primary southern entry into the Campus Park and Meadowood Specific Plan areas, Horse Ranch Creek Road serves as a formal gateway, introducing the village identity and character. Designed as a Village Entry Street, it includes travel and turn lanes, bike lanes on both sides of the street, a landscaped median, a Village Multi-Purpose Trail on the west side, a meandering 5' concrete Village Pathway on the east side, street trees, and pedestrian scale lighting.

Pankey Place: Pankey Place extends from Pankey Road east to Horse Ranch Creek Road. It forms the northern boundary of Planning Area P-4 and provides fire and emergency access to the Project. Designated a Light Collector, Pankey Place includes two travel lanes, two bike lanes and landscape easements. An eight-foot wide, Village Multi-Purpose Trail is located on the south side of the roadway and a five-foot wide concrete sidewalk is located on the north.

Baltimore Oriole Road: Baltimore Oriole Road is the primary collector road for much of the single-family residential area in the central/northern portion of the Specific Plan area. Baltimore Oriole Road extends east-west in the current location of Pala Mesa Heights Drive and intersects with Horse Ranch Creek Road on the west. As a Village Promenade, the roadway includes a 40-foot curb-to-curb width within a 60-foot right-of-way. Landscape easements extend beyond the right-of-way on both sides of the roadway. Within the right-of-way and easement area is an eight-foot wide Village Multi-Purpose Trail located on the north side of the roadway and a five-foot wide meandering Village Pathway on the south side.

Longspur Road: Longspur Road extends east from Horse Creek Ranch Road, then north to Baltimore Oriole Drive, providing access to residential development in planning areas R-1, R-2, R-3, and MF-1. As a Village Promenade, Longspur Road includes a paved width of 40 feet in 60 feet of right-of-way. Ten-foot wide landscape easements extend beyond the right-of-way on both sides of the road. Within the southern and eastern right-of-way and

easement areas is located a five-foot wide, meandering Village Pathway. Within the northern and western right-of-way and easement areas is located an eight-foot wide, meandering Village Promenade.

Harvest Glen Lane: Harvest Glen Lane extends to the east from Horse Ranch Creek Road to the eastern property boundary, providing additional access to planning areas MF-1 and MF-2 as well as access to the off-site Meadowood Project. The roadway, road edges and landscape easements for Harvest Glen Lane are the same as those for Longspur Road. An eight-foot wide meandering, decomposed granite, multi-purpose trail is located on the south side; and a five-foot wide meandering Village Pathway is located on the north side.

Residential Neighborhood Streets: All neighborhood streets in Campus Park are public roadways that provide access to single-family and multi-family homes. All roads but Song Sparrow Drive (discussed below) range between 36 and 40 feet in pavement width within 56- to 60-foot wide rights-of-way, respectively. Five foot wide concrete sidewalks parallel the roads on both sides.

Song Sparrow Drive: Song Sparrow Drive, the easternmost road, in the single-family area, would have 32 feet of pavement in a 52-foot right-of-way to the north of Baltimore Oriole Road. The road would narrow to 28 feet of pavement within 60 feet of right-of-way south of Baltimore Oriole Road. This road provides secondary access to Planning Area R-2.

C. Transit

Public transportation is an important planning consideration for reducing traffic congestion and improving air quality. Campus Park's mix of residential, commercial, professional office and recreational land uses optimizes the potential for successful public transportation. North County Transit District (NCTD) bus turnouts are provided on both sides of Horse Ranch Creek Road north of Harvest Glen Lane. NCTD turnouts are also provided off-site on the west side of Horse Ranch Creek Road to the south of Pankey Place, and also on the north side of SR 76 between Horse Ranch Creek Road and the Project site. North County Transit District currently provides service either to downtown Fallbrook or northern Escondido. As demand increases, NCTD will adjust routes and services to meet the needs of the Project; this could include perhaps a dedicated shuttle to Escondido. Refer to Bus stop locations shown on the Vesting Tentative Map/Vesting Site Plans.

Further, this area of the County has been designated, by SANDAG, as a location that should include a Transit Node. This Transit Node should include parking for buses, bus stops, parking for private vehicles, transfer station, etc. The exact location for a Transit Node has not been identified, at this time. However, it is most likely to fall within the I-15/SR 76 Interchange area.

Resolutions prepared for the Campus Park Project will include a condition that requires the project proponent to participate, along with the other projects

located in and around this Interchange, by contributing appropriate funds for the acquisition, design and construction of this Transit Node.

D. Trails

Campus Park is designed as a pedestrian-friendly community consisting of a network of pathways and trails that meander along streets and within open space areas. Several trail types occur within the community and are described in the paragraphs that follow.

A Village Multi-Purpose Trail extends along the west side of Horse Ranch Creek Road from SR 76 to Baltimore Oriole Road. This multi-purpose trail also extends east along the north side of Baltimore Oriole Road, south side of Harvest Glen Lane, south side of Pankey Place, north side of Pala Mesa Drive, and east side of Pankey Road. Within the Project it is designed as an eight-foot, trail of decomposed granite within an expanded landscaped parkway. It is set back from the street and lined with an equestrian themed fence where required for safety. Multi-Purpose Trails allow pedestrian, bicycle, and equestrian travel. A Village Multi-Purpose Trail is also located along the north side Highway 76, south of MF-4. This trail provides a link to the off-site Highway 76 Pathway.

Village Promenades are 8-foot wide decomposed granite trails located along the north and west sides of Longspur Road. These trails allow pedestrian, and bicycle travel.

Village Pathways are 5-foot meandering concrete walkways that extend along the east side of Horse Ranch Creek Road, the south side of Baltimore Oriole Road, along the south and east sides of Longspur Road, and along the north side of Harvest Glen Lane.

Nature Trails are located within the open space preserve area of the community (OS-3). These trails connect to the off-site Monserate Mountain Trail located to the north and east of the Project. These soft surface trails are 4- to 8-feet wide and located within a 20-foot right of way. Rail fence is used where required for safety.

Trail locations are graphically depicted on the Open Space, Parks & Trails Plan, provided as Figure 31. Trail cross sections are depicted on Figure 32. All trails will be owned and maintained by a homeowner's association or landscape maintenance district (see Community Maintenance, Figure 60).

Figure 14 Existing Circulation Element

Figure 15 Proposed Circulation Element

Figure 16 Internal Circulation

Figure 17 Street Sections

Figure 18 Street Sections

Figure 19 Street Sections

Figure 20 Street Sections

D. OPEN SPACE/CONSERVATION ELEMENT

1. EXISTING CONDITIONS

Campus Park, located along the I-15 corridor, contains onsite vegetation including lush riparian areas, oak woodlands, coastal sage scrub habitats and dramatic rock outcroppings. The site has been used historically for farming and is currently used for grazing. Containment and drainage channels were constructed to allow for crop irrigation. Drainage from the property into the San Luis Rey River was altered due to road and interstate construction and for farming purposes. Projects developed to the north have increased upstream irrigation, resulting in a year round flow of the creek. Surrounding offsite land uses are highly varied. Fruit tree groves are located along the southeastern portion of the Project site and coastal sage scrub along the northeastern portion. Interstate 15 and a proposed Palomar College site are located along the majority of the western boundary. Riparian woodlands and agricultural uses are found along the southwestern boundary. Detailed descriptions and the distribution of habitat types are contained in the Campus Park Biological Technical Report prepared by REC Consulting Inc.

The County is in the process of expanding the North County Multiple Species Conservation Program (MSCP) for this area of the County. The proposed MSCP boundary for Campus Park is depicted on Figure 21, Open Space Preserve. Significant resources in the general area include various types of wetland vegetation, stands of coastal sage scrub and chaparral and populations of California gnatcatcher. Resources within the Campus Park Specific Plan Amendment Area are part of a regional network of resources extending along the San Luis Rey River and its tributaries are addressed in this plan.

The Campus Park Specific Plan area was surveyed by Heritage Resources and found to contain no cultural resources.

Campus Park is subject to the I-15 Corridor Scenic Preservation Guidelines. The property is visible from I-15 and from adjacent homes and businesses.

2. OPEN SPACE/CONSERVATION GOALS, OBJECTIVES AND POLICIES

A. Overall Open Space/Conservation Goal

- Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual and agricultural resources.

B. Open Space/Conservation Policies

- 1: Identify environmentally sensitive areas within the Campus Park planning area requiring protection and/or management.
- 2: Preserve environmentally sensitive areas in onsite open space lots and easements. Construction, grading or other activities, including fuel modification and slopes for roads and pads as shown on an approved

tentative map, shall be located within designated Specific Plan development areas and outside of designated Open Space Preserve areas.

- 3: Limit disturbance and development to only those areas shown on this Specific Plan Amendment.
- 4: Provide buffers to separate developed and preserved areas and to limit adverse edge effects on environmentally sensitive areas.
- 5: Establish functional connections for onsite resources to integrate into a larger regional system where possible.
- 6: Develop offsite mitigation, preferably within the North County MSCP, along the San Luis Rey River, and/or onsite restoration programs to address onsite development impacts.
- 7: Maintain and/or convey urban runoff to avoid adverse impacts to open space areas.

3. OPEN SPACE/CONSERVATION PLAN

The Campus Park Specific Plan Amendment preserves 224.0¹⁷ acres of open space (54% of the Project) that includes 197.0 acres of environmentally sensitive land (Figure 21, Open Space Preserve). The County, California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS) have been actively consulted to address habitat conservation issues. Sensitive open space areas including wetlands, oak woodlands and coastal sage scrub habitats that connect to offsite resource areas will be retained in open space preserves. Preserve open spaces will be owned and maintained by the county, other appropriate public agency, or public interest organization. Recreational opportunities within preserve open spaces include multi-use trails and nature study.

Although no cultural resources were found onsite, monitoring will occur during grading activities.

A total of 27.0-acres¹⁸ of Community open space areas occur within community association ownership and include manufactured slopes and fuel modification areas. In addition, 12.4 acres of active and passive recreational open space is provided. In total, open space preserve areas, community open space and park areas amount to 236.4 acres or 57 percent of the total Project area (see Figure 31, Open Space, Parks & Trails Plan and Figure 11, Campus Park Land Use Summary).

The Campus Park community is designed to include buffers between development and open space preserve areas, and buffers between development and the Interstate 15 and Pala Road corridors. In addition, the Design Element, section III.F of this Specific Plan Amendment, contains further buffering

¹⁷ Excludes 12.4 acres of parks located within Project.

¹⁸ Excludes HOA open space located within Planning Area boundaries

requirements. Visual characteristics of the property were considered and incorporated into the design of the Campus Park Specific Plan Amendment. More intense uses are located on flatter portions of the site, and enhanced plantings are proposed for slopes visible from the Interstate 15 corridor. Views for higher elevations are enhanced where single family home sites follow existing topography.

As part of the zoning applied with this Specific Plan Amendment, development of areas visible from the I-15 corridor is subject to site plan review and approval. The Design Element, Section III.F. of this Specific Plan Amendment, discusses further submittal and review requirements for these areas.

Figure 21 Open Space Preserve

E. SERVICES AND FACILITIES ELEMENT

1. EXISTING CONDITIONS

A. Water and Sewer

The Rainbow Municipal Water District (RMWD) provides water and sewer service in the Campus Park Specific Plan Amendment area. Campus Park is included within District boundaries and the District has indicated that water capacity exists for the Project. An existing agreement with the RMWD provides for 850 sewer equivalent dwelling units (EDUs).

B. Fire Protection and Emergency Medical Services

The NCFPD, in conjunction with the California Department of Forestry, provides fire protection services to the Campus Park development. The NCFPD is composed of the Rainbow Volunteer Fire Department and the Fallbrook Fire Department and serves the Fallbrook, Bonsall, and Rainbow areas. The closest station to the Project site, Fire Station No. 4, is located at 4375 Pala Mesa Drive on Old Highway 395. The station is currently about two miles by roadway from the southern portion of the Project site and two miles from the northern portion of the Project site by existing roads. The station is staffed 24 hours per day by one captain, one engineer, two firefighter/paramedics, and one reserve firefighter/emergency medical technician (EMT).

C. Law Enforcement

Law enforcement services are provided by the San Diego County Sheriff, operating out of the Fallbrook Substation on East Alvarado Street in Fallbrook, approximately 10 miles northwest of Campus Park. Services include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communications dispatch, and various management support services.

D. Schools

The Project is proposing residential homes within the Fallbrook Union Elementary School District (FUESD) that serves grades K through 8. The FUESD has two elementary schools, Fallbrook Street School and Live Oak Elementary, and one junior high school, Potter Junior High, located within 10 miles of the Project site.

The residential portions of the Project will also be served by The Fallbrook Union High School District, which includes Fallbrook High School, located approximately 10 miles from the Project site.

2. SERVICES AND FACILITIES GOALS AND POLICIES

A. Overall Services and Facilities Goal

- Provide public services and facilities in the Campus Park Specific Plan Amendment area, in a timely and efficient manner, concurrent with need.

B. Services and Facilities Policies

- 1: Permit patterns of development that will allow growth to proceed in rational increments.
- 2: Phase construction with the provision of necessary water and sewer improvements.
- 3: Equitably finance necessary services and facilities.

3. SERVICES AND FACILITIES PLAN

A. Water

The September 2010 *Water System Analysis for the Campus Park Project* by Dexter Wilson Engineering, Inc., discusses the Project's water demands, fire flows, system pressures, and proposed water service system. As shown in Figure 22, Conceptual Water Plan, Rainbow Water District's existing 1019 Zone 16-inch water main located in Stewart Canyon Road will be extended south in the future Horse Ranch Creek Road alignment. This extended main provides service to the proposed 660 Zone system in the upper portions of the Campus Park development. In the southwestern area of Campus Park, the existing 897 Zone 16-inch water line will be extended from its current terminus at the Pala Mesa Drive bridge at Interstate 15 east to the future Horse Ranch Creek Road. Pressure reducing stations are included in the water service system. The onsite water system is located within the Campus Park street system and sized appropriately for the land uses. On and offsite water improvements will be constructed by the Campus Park developer concurrent with need.

B. Sewer

The September 2010 *Sewer Service Analysis for the Campus Park Project* by Dexter Wilson Engineering, Inc. describes the Project's sewer demands and proposed sewer service system. As shown in Figure 24, Conceptual Sewer Plan, Rainbow Water District's existing facilities include a 12" sewer main, called the Plant B Collector Sewer, located adjacent to the Campus Park property. This main routes sewage to the District's Plant B Pump Station located near the Rainbow Municipal Water District Office located on Old Highway 395. The onsite sewer system proposed for the Campus Park Project consists of new gravity sewer mains generally flowing south and west. A new sewer lift station will connect the Plant B collector line and Campus Park sewage and pump sewage flows west across the Interstate 15 Freeway through an existing force main located within the SR-76 / Interstate 15 bridge.

The Campus Park Project has rights for 850 EDUs of sewage conveyance, treatment and disposal capacity within the Rainbow Municipal Water District. The Rainbow Municipal Water District owns treatment and disposal capacity in the City of Oceanside's system, the Campus Park development will not require additional capacity in Oceanside in order to take sewage to the RMWD facility.

C. Reclaimed Water

Campus Park will provide dual distribution piping for both potable and reclaimed water for irrigation (see Figure 23, Reclaimed Water Plan) used in common use areas. Reclaimed water will not be allowed in areas where food is served or consumed. Currently it is the Policy of the RMWD to not provide treated water. Future reclaimed water may become available from SLRMWD, Valley Center Municipal Water District (VCMWD), or Rainbow Municipal Water District, if a future treatment plant were constructed.

Fire Protection and Emergency Medical Services will be provided by the North County Fire Protection District. Improvement of Pala Mesa Drive, from Highway 395 to Horse Ranch Creek Road, will ensure fire apparatus response time to all portions of the Project. Brush clearing and thinning will be provided within a 100- to 200-foot fuel management zone from the edge of structures to open space preserve boundary. Required thinning and clearing will be done in accordance with an approved fire protection plan. Road widths, secondary access, water supply and fire hydrant spacing will also be in conformance with fire protection development standards established by the NCFPD and approved with this Specific Plan Amendment and associated tentative maps. An exhibit depicting the fire protection zones is provided as Figure 27.

D. Law Enforcement

Law Enforcement services are provided by the San Diego County Sheriff's Department out of the Fallbrook Substation, approximately ten miles northwest of the Project site. A sheriff's station is tentatively planned for a location within the Campus Park West Project located to the west of Campus Park. If located there, such a civic use would provide to the overall safety of the community. Additionally, all Resolutions prepared for Campus Park will include a condition that requires the project proponent to contribute appropriate funds, along with the other projects located in and around this Interchange, to fund this Sheriff's station.

E. Schools

Elementary school aged students from the Campus Park Specific Plan Amendment area will be served by Fallbrook Street School, Civic Oak Elementary and Potter Junior High (FUESD). Appropriate fees will be paid to all affected school districts as required by law.

The Fallbrook Union High School District will provide service at Fallbrook High School located approximately 10 miles from the Project.

Figure 22 Conceptual Water Plan

Figure 23 Reclaimed Water Plan

Figure 24 Conceptual Sewer Plan

Figure 25 School District Boundary

F. COMMUNITY DESIGN AND OPERATION ELEMENT

1. EXISTING CONDITIONS

The Campus Park Specific Plan Amendment area is characterized by diverse topography including riparian areas in the west, flatter areas in the central portion, and steep hillsides in the north. The business park portions of the Project are in close proximity to and visible from Interstate 15.

2. COMMUNITY DESIGN AND OPERATION GOAL AND POLICIES

A. Overall Community Design and Operation Goal

- Ensure the orderly and sensitive development of land uses within Campus Park to safeguard and enhance the appearance, quality and value of development in the Fallbrook Community Planning Area.

B. Community Design and Operation Policies

- 1: Limit development to those uses permitted by and in accordance with development standards contained in the County of San Diego Zoning Ordinance, the County General Plan, the Fallbrook Community Plan, the Campus Park Specific Plan Amendment and future detailed approvals and permits for the property. (In cases where there are discrepancies or conflicts between the Specific Plan Amendment and County development regulations or zoning standards, the Campus Park Specific Plan Amendment shall prevail.)
- 2: Require site plan approval for specific areas (identified with a “B” Special Area Designator) to preserve and enhance the scenic qualities of and views from Interstate 15 as well as views into the Horse Ranch Creek Riparian area, and other open space areas within and adjacent to development in Campus Park.
- 3: Design and develop common areas to establish a Project theme providing consistency among various residential and non-residential neighborhoods or planning areas.
- 4: Maintain community elements such as Project entries, common area slopes, and parkway landscaping in a high quality manner.

3. COMMUNITY DESIGN AND OPERATION PLAN

A. Pedestrian/Transit Orientation

Campus Park is a “pedestrian friendly” community served by a network of pedestrian and equestrian trails. A Town Center is located within ½ mile of the majority of residential homes and Professional Office uses and includes a planned transit stop.

The circulation system provides a variety of routes through the community including sidewalks separated from roadways by wide parkways containing trees, pedestrian-scaled lighting, and other pedestrian amenities. The pedestrian circulation system includes both hard and soft surface trails that connect to the County's regional trail system and provide links throughout the Project. These trails consist of Village Multi-Purpose Trails, Village Promenades, Village Pathways, and Nature Trails.

B. Community Theme

Campus Park is inspired by the elegance of old world architecture and landscapes of southern Europe, in particular Tuscany and Andalusia. Its contemporary adaptation of these styles for the residential areas, Town Center, office professional, and community serving facilities, provides a consistent theme that threads through the Project and is compatible with its rural surroundings. Additional continuity will be provided through diligent attention to siting, site development and landscaping.

The use of building materials and plants that relate to locally occurring stone and plant species is required. These materials, combined with a European inspired landscape, will create a unifying, identifiable, design theme that is compatible with the existing rural and agricultural character.

Aside from the continuity this approach imparts, it is also important that inventive, functional, and dignified design be apparent in buildings proposed for the Town Center, and professional office planning areas. Buildings should be expressive but not clamor for attention other than where architectural focal points are specified.

Property owners are therefore required to work within the context of adjacent properties, the individual site, nature of their business, and design context of Campus Park in establishing an architectural expression for their buildings.

4. COMMUNITY DESIGN GUIDELINES

A. Landform Grading

The design plan for Campus Park strives to minimize grading and create visually pleasing landforms. The following are guidelines for grading and slope design.

- Create elevation changes within the property that strive for a balance of cut and fill grading.
- Use grade changes to optimize views and a sense of spaciousness.
- Use grade changes between different land uses where separation and buffering is desired.
- Avoid, where possible, creating slopes over 25 feet in height to minimize a sense of enclosure, particularly in residential rear yards.

- Use landform grading techniques, where appropriate, in slopes over 25 feet in height.
- Use varied-height trees, shrubs and groundcovers to undulate the surface of slopes.
- Minimize surface runoff and erosion potential by planting slopes with low water consumptive and drought tolerant plants.
- Use state-of-the-art erosion control, irrigation and water management practices to protect slopes.

B. Landscape Concept and Guidelines

The existing environmental setting of Campus Park includes agricultural pastures and groves, dense riparian corridors, oak woodlands, and steep hillsides in the northern portion of the Project. This setting, along with Tuscan and Andalusian inspired architecture, provides the inspiration for a Mediterranean landscape theme that proposes the preservation and integration of the Project with these open space resources. Groves and pasture-like plantings are planned along major streetscapes and adjoining slopes. Accent plantings of Oaks and Sycamores will occur at channel crossings and drainages. Traditional materials such as stone and wood, that compliment the natural and rural landscape, will be used.

Along Horse Ranch Creek Road, Baltimore Oriole Road and Longspur Road, parkways will consist of pedestrian scaled plantings along with accent plantings of Olives, Sycamores and Oaks. Equestrian themed fencing and informal pedestrian trails will complement the streetscapes and reinforce the rural character intended for these corridors. A combination of walls & landscaped berms will be used for noise attenuation and visual screening of vehicular use and service areas. At Project entries and public use areas the landscape will transition to a more village-like theme with accent plantings, decorative stone walls, vine arbors, and sensitively designed signs. Drought tolerant and native plant materials will be used where feasible. Low scale plantings will be used adjacent to driveway entrances and street corners to maintain visibility for safety. Common area landscapes and recreational areas will be linked by a network of trails and pathways, serving both pedestrian and equestrian users. Plant materials will be selected and located to prevent the rapid spread of brush fires in accordance with the Fire Protection Plan prepared by Hunt Research Corporation, 2009. This plan consists of Fuel Management Zones designed to create defensible spaces around structures to prevent the spread of fire. Perimeter Fuel Management Zones are depicted on Figure 27, Fire Protection Plan. A consistent landscape theme will thread throughout the community, serving as a cohesive link for the various Project land-uses. A series of low scaled entry monuments, fencing, lighting and pedestrian pathways, designed to reinforce the rural landscape theme, will provide further design continuity for the Project. These elements will be designed to reflect the community enhancements while referencing the rural, agricultural themed setting.

Adjacent Highway 76, the landscape design will enhance and preserve the scenic qualities of this corridor and respect the roads adjacency to the San Luis Rey River corridor and associated riparian areas. Trees and shrubs will be planted in informal groupings to relate to the appearance of existing vegetation within the Project viewshed.

Manufactured slopes will be softened visually with trees and shrubs planted in informal groupings at graduated heights to give the effect of undulating slope ratios. These plantings are designed to relate in color, form, and texture to surrounding natural hillsides (see Figure 30, Landscape Concept Manufactured Slopes). Minimum distances will be maintained between mature tree canopies to prevent the rapid spread of fire.

The landscaping as proposed is consistent with the objectives of the Fallbrook Design Guidelines and I-15 Scenic Preservation Guidelines. The Specific Plan provides a framework, through these guidelines, to ensure consistency with relevant portions of these documents. For example significant visual resources within the I-15 Corridor are preserved and enhanced to the greatest extent possible by:

- Preserving visually dominant ridgelines, rock outcroppings, and scenic high quality open space resources
- Incorporating “best practice” guidelines to site design, lighting, landscaping, and architecture. This will minimize visual impacts and improve visual compatibility with the surrounding area. Architecture is designed to vary massing, encourage shadow patterns, and relate in color to elements in the natural surroundings. Project landscaping utilizes native and low water plant materials that are similar in color and texture to the surrounding natural hillsides, and manufactured slopes will contain masses of plant materials of varying heights to relate in texture and pattern with those visible on the steep natural slopes surrounding the Project. Additionally, trees will be planted on slopes, along streets, and within HOA open space areas to visually buffer the Project from view. Native trees & shrubs such as sycamores, oaks, and Toyon will be planted along parkways. Natural materials, equestrian styled fencing, and grove-like plantings of trees will be utilized throughout the Project to relate to and enhance the rural visual setting consistent with the Fallbrook and I-15 Scenic Preservation Guidelines.

The Landscape Concept Plan, Figure 26, depicts the generalized locations of landscape zones and features described below. The guidelines presented in this element are to be considered in the review of discretionary permits for development projects within the Campus Park Specific Plan Amendment area.

Project landscaping shall comply with the requirements of the Fallbrook Design Guidelines for commercial and multi-family planting areas. All proposed planting and improvements within the public right-of-way, for streets within the

Project, are subject to approval by the County of San Diego's Department of Public Works.

C. Water Conservation

Project landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual. Measures within this Manual will ensure that water use within the Project's landscape is well managed. The Project shall provide for a dual distribution system for all landscaped areas. Should reclaimed water become available within the basin containing the Project site it should be used except in the vicinity of any location where food is served or consumed. In this situation a potable system shall be used.

A Water Management Plan shall be submitted pursuant to Section 6715. This Plan shall be submitted along with landscape and irrigation improvement plans for the Project.

The Project landscape shall be designed for efficient use and conservation of water resources. Plantings shall be grouped in hydrozones. Bark mulches, bubblers, and drip irrigation shall be used where appropriate, and modern equipment such as low precipitation heads, automatic controllers, and rain sensing equipment shall be used. Regular inspections of Project landscape and irrigation shall occur so that field adjustments can be made to watering schedules to minimize plant stress. These inspections will assure that irrigation equipment is properly functioning and evenly distributing water. Repairs of malfunctioning equipment and crooked heads should be made immediately. These practices, along with regular water audits will assure continued water application efficiency and a healthy landscape.

If mandatory water restrictions are imposed by the State, the County Water Authority, and/or the Rainbow Municipal Water District, the Project landscape shall be evaluated and revised, with the assistance of the Water Management Plan, to reduce water consumption. The following measures can be incorporated into the Project should further water reductions be mandated;

- Turf areas can be replaced with synthetic turf.
- Groundcover can be replaced with mulch and/or river rock.
- Bubblers and/or drip heads can be used to replace low volume spray heads.
- Water schedules can be reduced
- Planting areas using shrubs requiring moderate water levels can be replaced with low water consuming plant material.

NATURALIZED / TRANSITIONAL LANDSCAPE ZONE

Description:

Significant areas of open space are adjacent to portions of the Project's perimeter, offering opportunities to create blended transitions between the developed, ornamental portions of Project and the surrounding natural open space. Primarily native and naturalizing drought tolerant plant species will be used in these areas. Fuel modification/brush management may also occur within this zone.

Acceptable Species:

| <i>Botanical Name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------|--------------------|-----------------------|
|-----------------------|--------------------|-----------------------|

Primary Tree

(Randomly spaced as single specimens or in clusters of no more than five)

| | | |
|-------------------|----------------|-------------|
| Quercus agrifolia | Coast Live Oak | 60'H x 60'W |
|-------------------|----------------|-------------|

Accent Tree

(Only at creek and/or channel crossings)

| | | |
|-------------------|---------------------|-------------|
| Platanus racemosa | California Sycamore | 75'H x 40'W |
|-------------------|---------------------|-------------|

Brush Management Zones 2 & 3: Slope/ Erosion Control Trees:

| | | |
|--------------------------------------|----------------------------|-------------|
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Metrosideros exelsus (un-cut leader) | New Zealand Christmas Tree | 30'H x 30'W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |

Brush Management Zone 1: Shrubs. Groundcover & Vines:

| | | |
|---|-------------------------|-------------|
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Epilobium californicum | California Fushcia | 12"H x 48"W |

Brush Management Zones 2 & 3 Shrubs & Groundcovers:

| | | |
|---|-------------------------|-------------|
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Chlorogalum parviflorum | Smallflower Soap Plant | 20"H x 40"W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Epilobium californicum | California Fushcia | 12"H x 48"W |
| Helianthemum scoprium | Sun Rose | 24"H x 36"W |
| Pennisetum spatheolatum | Rye Puffs | 18"H x 18"W |

Cactus & Succulents:

(Applicable to all zones)

| | | |
|------------------|-------------------------|-------------|
| Agave attenuate | No Common Name | 3'H x 5'W |
| Agave shawii | Coastal Agave | 3'H x 5'W |
| Dudleya britonii | Britton's Chalk Dudleya | 12"H x 12"W |

| | | |
|----------------------|----------------|-------------|
| Dudleya pulverulenta | Chalk Dudleya | 12”H x 12”W |
| Yucca schidigera | Mohave Yucca | 6’H x 5’W |
| Yucca whipplei | Foothill Yucca | 3’H x 3’W |

Brush Management Zone Hydroseed Mix ‘A’:

(All zones)

| | | |
|------------------------------|-----------------------|-------------|
| Baileya multiradiata | Desert Marigold | 18”H x 18”W |
| Eriophyllum confertiflorum | Golden Yarrow | 18”H x 18”W |
| Gilia tricolor | Bird’s Eye | 12”H x 12”W |
| Lasthenia californica | Dwarf Goldfields | 12”H x 12”W |
| Layia platyglossa | Tiny Tips | 12”H x 24”W |
| Lotus scoparius scoparius | Deerweed | 18”H x 18”W |
| Mimulus aurantiacus puniceus | Sticky Monkey Flower | 24”H x 24”W |
| Nassella pulchra | Purple Needle Grass | 18”H x 12”W |
| Nemophila menziesii | Baby Blue Eyes | 12”H x 12”W |
| Phacelia campanularia | California Blue Bells | 12”H x 14”W |
| Verbena tenuisecta | Moss Verbena | 12”H x 36”W |
| Vulpia microstachys | Small Fescue | 6”H x 6”W |

Hydroseed Mix ‘B’:

(Within developed areas, not within preserve open space & brush management zones)

| | | |
|----------------------------|--------------------------|-------------|
| Baileya multiradiata | Desert Marigold | 18”H x 18”W |
| Camissonia cheiranthifolia | Beach Evening Primrose | 24”H x 36”W |
| Eschscholzia maritima | Coastal California Poppy | 18”H x 20”W |
| Gazania splendens | Gazania Splendens | 12”H x 12”W |
| Gilia tricolor | Bird’s Eye | 12”H x 12”W |
| Lasthenia californica | Dwarf Goldfields | 12”H x 12”W |
| Layia platyglossa | Tiny Tips | 12”H x 24”W |
| Nemophila menziesii | Baby Blue Eyes | 12”H x 12”W |
| Oenothera speciosa | Showy Evening Primrose | 24”H x 24”W |
| Phacelia campanularia | California Blue Bells | 12”H x 14”W |
| Verbena tenuisecta | Moss Verbena | 12”H x 36”W |

RIPARIAN TRANSITION ZONE

Description:

The existing drainage courses throughout the site are host to significant sections of riparian habitat, characterized by specimen oak, sycamore, poplar, and willow. These areas will become a major visual amenity for the community. Manufactured slopes and development areas adjacent to these riparian areas will be planted with species intended to serve as transitional elements to the natural riparian landscape.

Acceptable Species:

| <i>Botanical Name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------|---------------------|-----------------------|
| Trees: | | |
| Alnus rhombifolia | White Alder | 30’H x 20’W |
| Laurus nobilis | Sweet Bay | 40’H x 32’W |
| Platanus racemosa | California Sycamore | 75’H x 40’W |
| Populus fremontii | Western Cottonwood | 40’H x 32’W |
| Quercus agrifolia | Coast Live Oak | 60’H x 60’W |
| Salix species | Willow | 30’H x 25’W |
| Sambucus mexicana | Blue Elderberry | 12’H x 12’W |

Shrubs & Groundcovers:

| | | |
|---|-------------------------|-------------|
| Carex buchananii | Red Clump Grass | 24”H x 24”W |
| Carex pansa | California Meadow Sedge | 4”H x 8”W |
| Ceanothus ‘Centennial’ | Centennial Ceanothus | 12”H x 60”W |
| Ceanothus ‘Joyce Coulter’ | Wild Lilac | 5’H x 10’W |
| Ceanothus gloriosus ‘Anchor Bay’ | Anchor Bay Wild Lilac | 18”H x 8”W |
| Ceanothus gloriosus ‘Point Reyes’ | No Common name | 12”H x 72”W |
| Ceanothus griseus horizontalis ‘Yankee Point’ | Carmel Creeper | 2’H x 12”W |
| Chlorogalum parviflorum | Smallflower Soap Plant | 20”H x 40”W |
| Cotoneaster dammeri ‘Lowfast’ | Bearberry Cotoneaster | 12”H x 10”W |
| Epilobium californicum | California Fushcia | 12”H x 48”W |
| Helianthemum scoparium | Sun Rose | 24”H x 36”W |
| Pennisetum spatheolatum | Rye Puffs | 18”H x 18”W |

Hydroseed Mix ‘A’:

| | | |
|------------------------------|-----------------------|-------------|
| Baileya multiradiata | Desert Marigold | 18”H x 18”W |
| Eriophyllum confertiflorum | Golden Yarrow | 18”H x 18”W |
| Gilia tricolor | Bird’s Eye | 12”H x 12”W |
| Lasthenia californica | Dwarf Goldfields | 12”H x 12”W |
| Layia platyglossa | Tiny Tips | 12”H x 24”W |
| Lotus scoparius | Deerweed | 18”H x 18”W |
| Mimulus aurantiacus puniceus | Sticky Monkey Flower | 24”H x 24”W |
| Nassella pulchra | Purple Needle Grass | 18”H x 12”W |
| Nemophila menziesii | Baby Blue Eyes | 12”H x 12”W |
| Phacelia campanularia | California Blue Bells | 12”H x 14”W |
| Verbena tenuisecta | Moss Verbena | 12”H x 36”W |
| Vulpia microstachys | Small Fescue | 6”H x 6”W |

COMMUNITY ENTRY ROAD LANDSCAPE ZONE (HORSE RANCH CREEK ROAD)

Description:

The parkways and adjoining slopes of Horse Ranch Creek Road will reflect the rural agricultural history of the site and Mediterranean landscape theme of the Project. Formal groves of trees and pasture, with informal accent groupings of Oak and Sycamores, will form the primary landscapes of these roadways. Adjoining slopes will additionally be planted with native and drought tolerant species. Details such as equestrian themed rail fences, vine arbors, low stone walls, and decomposed granite trails will be used to further reinforce the design theme along this corridor.

Acceptable Species:

| <i>Botanical Name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------|--------------------|-----------------------|
|-----------------------|--------------------|-----------------------|

Primary Street Trees:

| | | |
|---|----------------------|-------------|
| Olea europea ‘Wilsoni’ | Fruitless Olive Tree | 20’H x 20’W |
| Platanus racemosa | California Sycamore | 75’H x 40’W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60’H x 60’W |
| Laurus nobilis | Sweet Bay | 40’H x 30’W |
| Calodendron capensius (accent areas) | Cape Chestnut | 70’H x 40’W |
| Pistachia chinensis (accent areas) | Chinese pistachio | 40’H x 20’W |
| Koelreutaria panniculata (accent areas) | Chinese Flame Tree | 40’H x 35’W |

Slope & Erosion Control Trees:

(Randomly spaced as single specimens or in clusters of no more than three)

III. Specific Plan Amendment

| | | |
|--------------------------------------|----------------------------|-------------|
| Geijera parviflora | Australian Willow | 25'H x 20"W |
| Metrosideros exelsus (un-cut leader) | New Zealand Christmas Tree | 30'H x 30"W |
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20"W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60"W |
| Rhus lancea | African Sumac | 25'H x 30"W |

Parkway & Slope Shrubs & Groundcovers:

(Where adjacent to preserve open-space & brush management zones)

| | | |
|---|------------------------|-------------|
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Ceanothus 'Centennial' | Centennial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10"W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8"W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12"W |
| Chlorogalum parviflorum | Smallflower Soap Plant | 20"H x 40"W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10"W |
| Epilobium californicum | California Fushcia | 12"H x 48"W |
| Helianthemum scoparium | Sun Rose | 24"H x 36"W |
| Pennisetum spatheolatum | Rye Puffs | 18"H x 18"W |

Parkway & Slope Shrubs & Groundcovers:

(Within developed areas, outside of the preserve & brush management zones)

| | | |
|---|----------------------------|-------------|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centennial' | Centennial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10"W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8"W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12"W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6"W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10"W |
| Echium fastuosum | Pride of Madeira | 5'H x 8"W |
| Heteromeles arbutifolia | Toyon | 10'H x 15"W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30"W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8"W |
| Phormium tenax | New Zealand Flax | 8'H x 12"W |
| Raphiolepis indica | India Hawthorn | 2'H x 4"W |
| Verbena x 'Luxena' | Light Blue Babylon Verbena | 6"H x 12"W |

Cactus & Succulents:

(Applicable to all areas)

| | | |
|----------------------|-------------------------|-------------|
| Agave attenuata | No Common Name | 3'H x 5'W |
| Agave shawii | Coastal Agave | 3'H x 5'W |
| Dudleya brittonii | Britton's Chalk Dudleya | 12"H x 12"W |
| Dudleya pulverulenta | Chalk Dudleya | 12"H x 12"W |
| Yucca schidigera | Mohave Yucca | 6'H x 5'W |
| Yucca whipplei | Foothill Yucca | 3'H x 3'W |

Hydroseed Mix 'A':

(Where adjacent to preserve open-space & brush management zones)

| | | |
|----------------------------|-----------------|-------------|
| Baileya multiradiata | Desert Marigold | 18"H x 18"W |
| Eriophyllum confertiflorum | Golden Yarrow | 18"H x 18"W |
| Gilia tricolor | Bird's Eye | 12"H x 12"W |

| | | |
|------------------------------|-----------------------|-------------|
| Lasthenia californica | Dwarf Goldfields | 12”H x 12”W |
| Layia platyglossa | Tiny Tips | 12”H x 24”W |
| Lotus scoparius scoparius | Deerweed | 18”H x 18”W |
| Mimulus aurantiacus puniceus | Sticky Monkey Flower | 24”H x 24”W |
| Nassella pulchra | Purple Needle Grass | 18”H x 12”W |
| Nemophila menziesii | Baby Blue Eyes | 12”H x 12”W |
| Phacelia campanularia | California Blue Bells | 12”H x 14”W |
| Vulpia microstachys | Small Fescue | 6”H x 6”W |

Hydroseed Mix ‘B’:

(Specifically within developed areas, outside of the preserve & brush management zones)

| | | |
|----------------------------|--------------------------|-------------|
| Baileya multiradiata | Desert Marigold | 18”H x 18”W |
| Camissonia cheiranthifolia | Beach Evening Primrose | 24”H x 36”W |
| Eschscholzia maritima | Coastal California Poppy | 18”H x 20”W |
| Gazania splendens | Gazania Splendens | 12”H x 12”W |
| Gilia tricolor | Bird’s Eye | 12”H x 12”W |
| Lasthenia californica | Dwarf Goldfields | 12”H x 12”W |
| Layia platyglossa | Tiny Tips | 12”H x 24”W |
| Nemophila menziesii | Baby Blue Eyes | 12”H x 12”W |
| Oenothera speciosa | Showy Evening Primrose | 24”H x 24”W |
| Phacelia campanularia | California Blue Bells | 12”H x 14”W |
| Verbena tenuisecta | Moss Verbena | 12”H x 36”W |

COMMUNITY PROMENADE ROADS & INTERIOR SLOPES**Description:**

Baltimore Oriole Road and Larkspur Road are designed as Community Promenades and feature expanded landscaped parkways. These parkways contain a meandering 8’ decomposed granite Village Multi-Purpose Trail on one side and a 5’ meandering concrete Village Pathway on the other. The parkways and adjoining slopes are designed to reflect the rural agricultural history of the site and Mediterranean design theme established for the Project. Formal grove rows of trees and pasture, interrupted occasionally with informal accent tree groupings of Sycamores and Oaks will compose the primary landscapes of these roadways. Adjoining slopes will be planted with native and drought tolerant species. Details such as rail fences, vine arbors, low stone walls, and decomposed granite trails will further reinforce the rural Mediterranean theme of these corridors.

Interior slopes share similar characteristics with slopes adjacent to Promenade parkways. These slopes serve as a transition between streets and adjoining neighborhoods and provide opportunities for screening, buffering, and visual softening of manufactured slopes and neighborhoods.

Acceptable Species:

| <i>Botanical Name</i> | <i>Common Name</i> | <i>Specifications</i> |
|---|----------------------|-----------------------|
| Primary Street Tree: | | |
| Koelreutaria panniculata (accent areas) | Chinese Flame Tree | 40'H x 35'W |
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20'W |
| Platanus racemosa | California Sycamore | 75'H x 40'W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

Background, Slope, & Accent Trees:

| | | |
|----------------------|--------------------|-------------|
| Arbutus unedo | Strawberry Tree | 25'H x 25'W |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Parkinsonia aculeate | Mexican Palo Verde | 25'H x 20'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Tristania conferta | Brisbane Box | 35'H x 25'W |

Parkway, Slope Shrubs, & Groundcovers:

| | | |
|---|----------------------------|-------------|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centennial' | Centennial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Heteromeles arbutifolia | Toyon | 10'H x 15'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Rhaphiolepis indica | India Hawthorn | 2'H x 4'W |
| Rhus integrifolia | Lemonade Berry | 6'H x 15'W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12'W |
| Trachelospermum jasminoides | Star Jasmine | 2'H x 8'W |
| Verbena x 'Luxena' | Light Blue Babylon Verbena | 6"H x 12"W |

Cactus & Succulents:

(Applicable to all areas)

| | | |
|----------------------|-------------------------|-------------|
| Agave attenuata | No Common Name | 3'H x 5'W |
| Agave shawii | Coastal Agave | 3'H x 5'W |
| Dudleya britonii | Britton's Chalk Dudleya | 12"H x 12"W |
| Dudleya pulverulenta | Chalk Dudleya | 12"H x 12"W |
| Yucca schidigera | Mohave Yucca | 6'H x 5'W |
| Yucca whipplei | Foothill Yucca | 3'H x 3'W |

Hydroseed Mix 'B':

(Specifically within developed areas, outside of brush management zones)

| | | |
|----------------------------|--------------------------|-------------|
| Camissonia cheiranthifolia | Beach Evening Primrose | 24"H x 36"W |
| Eschscholzia maritima | Coastal California Poppy | 18"H x 20"W |
| Gazania splendens | Gazania Splendens | 12"H x 12"W |

| | | |
|-----------------------|------------------------|-------------|
| Gilia tricolor | Bird's Eye | 12"H x 12"W |
| Lasthenia californica | Dwarf Goldfields | 12"H x 12"W |
| Layia platyglossa | Tiny Tips | 12"H x 24"W |
| Nemophila menziesii | Baby Blue Eyes | 12"H x 12"W |
| Oenothera speciosa | Showy Evening Primrose | 24"H x 24"W |
| Phacelia campanularia | California Blue Bells | 12"H x 14"W |
| Verbena tenuisecta | Moss Verbena | 12"H x 36"W |

SINGLE FAMILY RESIDENTIAL AREAS:

Street Trees:

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------------|----------------------------|-----------------------|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobilis | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Tristania conferta | Brisbane box | 40'H x 25'W |

MULTI-FAMILY RESIDENTIAL AREAS:

Street Trees:

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------------|----------------------------|-----------------------|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobilis | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Tristania conferta | Brisbane box | 40'H x 25'W |

Accent Trees:

(To be used in limited amounts & not within brush management zones)

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|--------------------------|--------------------|-----------------------|
| Koelreuteria panniculata | Golden Rain Tree | 30'H x 30'W |
| Pistachia chinensis | Chinese Pistachio | 30'H x 25'W |
| Lagerstroemia indica | Crape Myrtle | 30'H x 25'W |

Interior Courtyard Trees:

(To be used in limited amounts & not within brush management zones)

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------------|----------------------------|-----------------------|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobilis | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |

Vines:

| Botanical name | Common Name | Specifications |
|----------------|-------------|----------------|
| Vitis species | Grape | 3'H x 6'W |

Shrubs & Groundcovers:

(Not permitted within the preserve or brush management zones)

| | | |
|------------------------------------|--------------------------|-------------|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Calliandra haematocephala | Pink Powder Puff | 8'H x 8'W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Carissa macrocarpa 'Green Carpet' | Prostrate Natal Plum | 18"H x 3'W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus griseus horizontalis | Carmel Creeper | 2'H x 12"W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster lacteus | Parny's Red Clusterberry | 8'H x 10'W |
| Dietes vegeta | Fortnight Lily | 3'H x 5'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Hemerocallis hybrids | Day Lily | 18"H x 18"W |
| Lantana montevidensis | Lantana | 2'H x 4'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Ligustrum japonicum 'Texanum' | Japanese Privet | 8'H x 6'W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Muhlenbergia caillaris | Pink Wisp Grass | 18"H x 18"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax 'Bronze Baby' | Dwarf Flax | 3'H x 3'W |
| Phormium tenax 'Jack Spratt' | Dwarf New Zealand Flax | 18"H x 18"W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Raphiolepis indica | India Hawthorn | 2'H x 4'W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12'W |

COMMUNITY ENTRIES

Description:

Community entries serve as gateways to the community and consist of olive groves, planting accents, stone walls, vine arbors, and decorative details used throughout the Project to reinforce the Mediterranean themed landscape. They establish Project identity and serve as focal elements for the community.

Grove Tree:

(Equally spaced trees at 30' on center)

| Botanical Name | Common Name | Specifications |
|------------------------|----------------------|----------------|
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

Background & Accent Trees:

| | | |
|--------------------------|-------------------|-------------|
| Koelreutaria panniculata | Golden Rain Tree | 30'H x 30'W |
| Pistachia chinensis | Chinese Pistachio | 30'H x 25'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

Shrubs & Groundcovers:

| | | |
|---------------------------|------------------------|-------------|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |

| | | |
|-----------------------------------|-------------------------|-------------|
| Carex pansa | California Meadow Sedge | 4'H x 8"W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Muhlenbergia caillaris | Pink Wisp Grass | 18"H x 18"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30"W |
| Phormium tenax | New Zealand Flax | 8'H x 12"W |
| Rhaphiolepis indica | India Hawthorn | 2'H x 4"W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12"W |

Vines:

| | | |
|---------------|-------|-----------|
| Grape species | Grape | 3'H x 6'W |
|---------------|-------|-----------|

Hydroseed Mix 'C':

(Specifically for the Olive grove under-story)

| | | |
|-----------------------|-----------------------|-------------|
| Gilia tricolor | Bird's Eye | 12"H x 12"W |
| Lasthenia californica | Dwarf Goldfields | 12"H x 12"W |
| Layia platyglossa | Tiny Tips | 12"H x 24"W |
| Nemophila menziesii | Baby Blue Eyes | 12"H x 12"W |
| Phacelia campanularia | California Blue Bells | 12"H x 14"W |

SPECIAL USE LANDSCAPE ZONE(TOWN CENTER, PROFESSIONAL OFFICE, PARKS)

Description:

The Special Use Zone includes the Town Center, Professional Office sites, Parks and Active Sport Park. These planning areas are visually prominent locations within the community. Landscape and architecture shall be sensitive to their prominence and shall be reflective of the village design theme, and adjacent natural open space areas.

Grove Trees:

(Not to be used within brush management zones)

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|------------------------|----------------------|-----------------------|
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

Accent Trees:

(To be used in limited amounts & not within brush management zones)

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|--------------------------|--------------------|-----------------------|
| Koelreutaria panniculata | Golden Rain Tree | 30'H x 30'W |
| Pistachia chinensis | Chinese Pistachio | 30'H x 25'W |
| Lagerstroemia indica | Crape Myrtle | 30'H x 25'W |

Courtyard & Plaza Trees:

(To be used in limited amounts & not within brush management zones)

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-----------------------------|----------------------------|-----------------------|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobilis | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |

Vines:

| Botanical name | Common Name | Specifications |
|----------------|-------------|----------------|
| Vitis species | Grape | 3'H x 6'W |

Shrubs & Groundcovers:

(Not permitted within the preserve or brush management zones)

| | | |
|------------------------------------|----------------------------|-------------|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Calliandra haematocephala | Pink Powder Puff | 8'H x 8'W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Carissa macrocarpa 'Green Carpet' | Prostrate Natal Plum | 18"H x 3'W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus griseus horizontalis | Carmel Creeper | 2'H x 12"W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster lacteus | Parny's Red Clusterberry | 8'H x 10'W |
| Dietes vegeta | Fortnight Lily | 3'H x 5'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Hemerocallis hybrids | Day Lily | 18"H x 18"W |
| Lantana montevidensis | Lantana | 2'H x 4'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Ligustrum japonicum 'Texanum' | Japanese Privet | 8'H x 6'W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Muhlenbergia caillaris | Pink Wisp Grass | 18"H x 18"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax 'Bronze Baby' | Dwarf Flax | 3'H x 3'W |
| Phormium tenax 'Jack Spratt' | Dwarf New Zealand Flax | 18"H x 18"W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Raphiolepis indica | India Hawthorn | 2'H x 4'W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12'W |
| Trachelospermum jasminoides | Star Jasmine | 2'H x 8'W |
| Verbena x 'Luxena' | Light Blue Babylon Verbena | 6"H x 12"W |

PALA ROAD/SR 76 LANDSCAPE ZONE**Description:**

The Pala Road/SR 76 Landscape Zone includes the parkways adjacent SR 76. This area is visually prominent and is intended to reflect the adjacent natural open space areas.

Primary Street Tree:

(informal spacing)

| | | |
|-----------------------------------|------------|-------------|
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |
|-----------------------------------|------------|-------------|

Accent Trees:

(To be used in limited amounts, at primary intersections and project boundaries & not within brush management zones)

| | | |
|-------------------|---------------------|-------------|
| Platanus racemosa | California Sycamore | 75'H x 40'W |
|-------------------|---------------------|-------------|

Parkway/Slope Planting:

| <i>Botanical name</i> | <i>Common Name</i> | <i>Specifications</i> |
|-------------------------|---------------------|-----------------------|
| Nassella pulchra | Nodding needlegrass | 18”H x 12”W |
| Lessingia filaginifolia | California aster | 2’H x 18”W |
| Malosma laurina | Laurel sumac | 18’H x 18”W |
| Santolina virens | Santolina | 18’H x 18”W |
| Sisyrinchium bellum | Blue-eyed grass | 18’H x 18”W |
| Hemizonia fasciculata | Tarplant | 3’H x 18”W |
| Heteromeles arbutifolia | Toyon | 10’H x 15”W |
| Calochortus weedii | Gazania daisy | 2’H x 12”W |
| Lantana montevidensis | Trailing Lantana | 2’H x 4’W |
| Ceanothus spp. | Wild Lilac | 2’H x 12”W |

D. Entryways/Identity Concept

Entry landscape features and monument signs identify the village and contribute to the establishment of the village design theme. A hierarchy of entries has been established to help direct visitors to community, village and neighborhood areas of the village (Figure 26, Landscape Concept Plan). Descriptions of these entries follow below.

PRIMARY CAMPUS PARK ENTRY (SHARED)

Location:

This entry occurs at the intersection of Horse Ranch Creek and Pala Roads within the Meadowood SPA. It provides an identifiable gateway to Campus Park and Meadowood and introduces the design theme established for the Projects.

Description:

The entry is located near groves, pasture, riparian habitat, and boulder-strewn hillsides. Elements from these landscapes will be incorporated into this shared entry. An informal grove of Sycamores will relate to the riparian landscape, foreground groves of Olives and vine arbors will reflect the areas agricultural past, and stone walls will reflect the boulder speckled hillsides. Theme walls, signage, and accent plantings, will reinforce the village design theme and will be consistent with other Village entries. Details of this entry are provided in Figure 29, Primary Campus Park Entry (shared) and the Meadowood Specific Plan.

PRIMARY PROJECT ENTRY (NON-SHARED)

Location:

Two Primary Project Entries, exclusive to Campus Park, are planned for the Project. The first is located at the southern end of Planning Area MF-2 and the second is located just north of the Baltimore Oriole Road/ Horse Ranch Creek intersection (see Figure 28, Entry Monuments).

Description:

These entries serve as gateways unique to the Campus Park Project. While they will share elements common to the other entries they are smaller in scale and more subtle in design.

PROJECT FOCAL POINT

Location:

Focal elements are planned for the Town Center, Active Sports Park, and Professional Office planning areas.

Description:

Focal Points may consist of special architectural design features such as clock towers and/or landscape architectural features. These elements provide design interest in the landscape and assist in orienting people within the community. These elements shall be located out of the public right-of-way and designed so as to not interfere with required sight lines.

PLANNING AREA ENTRY / GATEWAY

Location:

Project Gateway/Entry elements occur at primary Project ingress/egress points.

Description:

This element consists of special architectural and/or landscape architectural features and provides orientation and identity for the neighborhoods. These accent features shall subordinate to the primary and secondary entries in terms of size and focus but shall incorporate materials common to these primary Project entries (see Figure 28, Entry Monuments).

ACCENT PLANTINGS / MONUMENT

Location:

Project accent features occur at primary intersections and nodes within the Project.

Description:

This element consists of special architectural and/or landscape architectural elements.

Figure 26 Landscape Concept Plan

Figure 27 Fire Protection Plan

Figure 28 Entry Monuments

Figure 29 Primary Campus Park Entry (shared)

Figure 30 Landscape Concept Manufactured Slopes

E. Pedestrian Design Concepts

Campus Park is designed as a “pedestrian-friendly” community whereby a central commercial core and activity centers are located within a half mile radius (20 minute walk) of the residential use areas. Primary streetscapes are designed to be pedestrian-orientated and contain tree-shaded walkways, pedestrian-scaled lighting, and shortened or enhanced crosswalks. The Open Space, Parks, & Trails Plan, Figure 31, and associated cross sections (Figure 32) show the locations and composition of the Campus Park trail network. The Campus Park trail network is further described below.

VILLAGE MULTI-PURPOSE TRAIL / HIGHWAY 76 PATHWAY

Description:

The Village Multi-Purpose Trail is located on the north side of Baltimore Oriole Road and on the west side of Horse Ranch Creek Road until a point north of Baltimore Oriole Road where it crosses to the east to link with Project Nature Trails and the Pankey Road Trail. Village Multi-Purpose Trails are also located on the south side of Harvest Glen Lane, north side of Pala Mesa Drive, on the east side of Pankey Road, and south of Pankey Place. A Village Multi-Purpose Trail is also located along Highway 76. Village Multi-Purpose Trails are 6-8-foot wide, decomposed granite stabilized trails, lined with equestrian themed rail fencing where needed for safety. These trails allow equestrian travel and provide links to the County’s regional trails.

VILLAGE PROMENADE TRAIL

Description:

The Village Promenade provides connections between Campus Park neighborhoods, Town Center, and Sports Park. The design of the Village Promenade is an eight-foot wide decomposed granite stabilized walkway, enhanced with shade trees, pedestrian-scaled lighting within a widened landscaped parkway. A Village Promenade Trail is located along the north and west sides of Longspur Road. This trail allows pedestrian and bicycle use but does not allow equestrian travel.

VILLAGE PATHWAY

Description:

Village Pathways provide connections between Campus Park neighborhoods, community facilities and adjacent Projects. The Village Pathway is a meandering or straight five-foot concrete sidewalk buffered from adjacent roadways and neighborhoods by landscaped parkways. Village Pathways occur on the south side of Baltimore Oriole Road, east side of Horse Ranch Creek Road, south and east side of Longspur Road, and north side of Harvest Glen Lane.

NATURE TRAILS

Description:

Nature Trails are 4 to 8-foot wide soft paved surfaced paths that provide connections between village streets and County's regional trail network. Nature Trails are located in the northern open space area of the Project and provide links to the existing Monserate Mountain Trail located to the north and east.

F. Village Park Concepts

The Project's park system is designed to provide both active and passive recreational opportunities for Campus Park residents (Figure 31, Open Space, Parks, & Trails Plan). HOA and public parks will be designed in conformance with County requirements. The following describes the Campus Park recreational facilities.

LOCAL PARK SITE (PLANNING AREA P-1)

Description:

This local HOA park site is located in the northern portion of the Project, within Planning Area R-4. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 33.

LOCAL PARK SITE (PLANNING AREA P-2)

Description:

This local HOA park site is located within Planning Area R-1, in the central portion of the Project adjacent to Longspur Road. Amenities proposed for this site include open turf areas, walkway, and picnic pavilion containing a picnic shelter, benches and barbeque area. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A concept layout for this park is provided as Figure 33.

LOCAL PARK SITE (PLANNING AREA P-3)

Description:

This local HOA park site is located in the northwestern portion of the Project adjacent to Planning Area R-4. Amenities proposed for this site include a pools, community building, parking, barbeque area, and outdoor seating areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A concept layout for this park is provided as Figure 34.

TRAIL STAGING SITE (PLANNING AREA P-4)

Description:

The trail staging site is located at the southern entrance to the Project, on the east side of Pankey Road south of Pankey Place, and will include parking and access to local trails. A concept layout for this park is provided as Figure 35.

LOCAL PARK SITE (PLANNING AREA P-5)

Description:

This local HOA park site is located in the central portion of the Project, within Planning Area R-1, and serves as a connection to the Active Sports Park. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

HOA PARK SITE (PLANNING AREA P-6)

Description:

This local HOA park site is located in the northern portion of the Project, within Planning Area R-5. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

HOA PARK SITE (PLANNING AREA P-7)

Description:

This local HOA park site is located in the central portion of the Project, within Planning Area R-2. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

HOA PARK SITE (PLANNING AREA P-8)

Description:

This local HOA park site is located in the central portion of the Project, within Planning Area R-3. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

ACTIVE SPORTS FACILITY (PLANNING AREA SC-1)

Description:

This active sports facility is located within Planning Area SC-1, in the central portion of the Project adjacent to Horse Ranch Creek Road. Amenities proposed for this site include two baseball fields, multi-use sports field, pathways, parking area, and restroom / maintenance facility. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A concept layout for the active sports facility is provided as Figure 37.

Figure 31 Open Space, Parks & Trails Plan

Figure 32 Trails Cross Sections

Figure 33 Local Parks (P-1 & P-2) Concept

Figure 34 HOA Park (P-3) Concept

Figure 35 Trails Staging Area (P-4) Concept

Figure 36 Local Parks (P-5, P-6, p-7, p-8) Concept

Figure 37 Active Sports Facility (SC-1) Concept

G. Wall and Fence Concepts

A comprehensive system of walls and fences is planned for Campus Park as illustrated in Figure 38, Walls and Fencing Plan. These walls and fences are designed using traditional materials, such as stone and wood that compliment the natural and rural landscape while reflecting the community enhancements and Mediterranean themed landscape.

Community theme walls and sound walls will provide screening, sound attenuation, security and Project identity. They will be constructed of masonry with decorative pilasters. Sound walls are limited to a maximum height of 10-feet and may incorporate clear panels to take advantage of view opportunities. Open View Community Walls are designed to relate to the design of the community theme walls while offering wrought iron or clear non-glare panels to take advantage of view opportunities. An equestrian style theme fence is proposed alongside the Horse Ranch Creek Road and Baltimore Oriole Road Village Multi-Purpose Trails. This fence will reinforce the rural agricultural design component of the Project. Wall and fence concepts are illustrated as Figures 39 & 40.

Figure 38 Walls & Fencing Plan

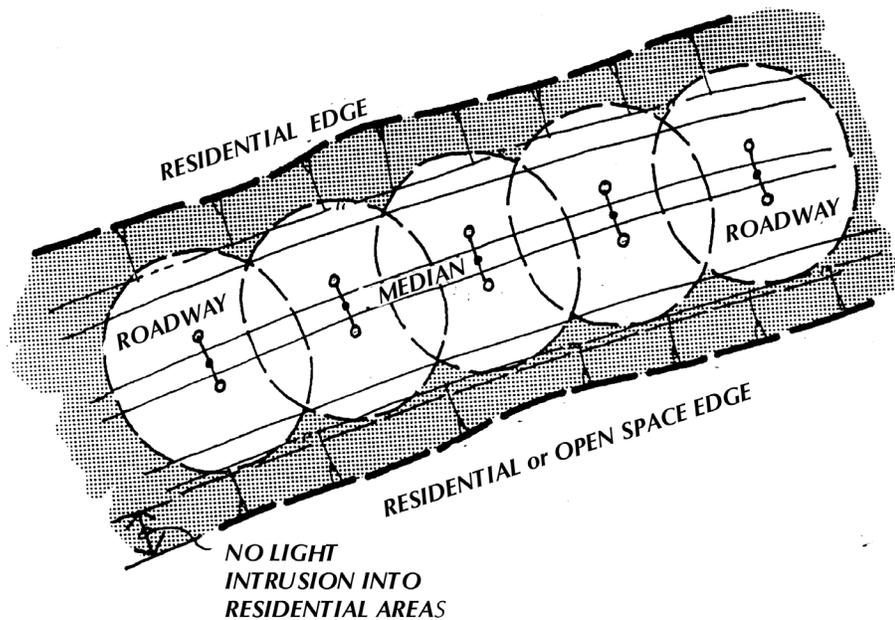
Figure 39 Community Sound Walls/Barriers

Figure 40 Community Wall & Fence Concepts

H. Lighting Concepts

The village lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced and lower than is typically found on an urban street. Light standards shall be manufactured of high-quality materials that are visually pleasing. The base, pole and light fixture must be attractive and suitable to the design theme of the village.

Village lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over-lighting. Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas as illustrated below. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space. Lighting, including all landscape low voltage decorative lighting, shall comply with the County's Light Pollution Code..



VILLAGE ENTRY STREET LIGHTING – no scale

VILLAGE ENTRY ROAD STREET LIGHTING (HORSE RANCH CREEK & PALA MESA DRIVE)

Description:

Street lighting will be provided from twin davit pole lights located in the street median (as illustrated below) or single davit pole lights located at the Village Entry Street edge. Pathway lighting will be located at the Village Multi-Purpose edges and will be a lower, pedestrian scale and character

Pole:

Custom color concrete or steel, approximately 28 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

Fixture Type:

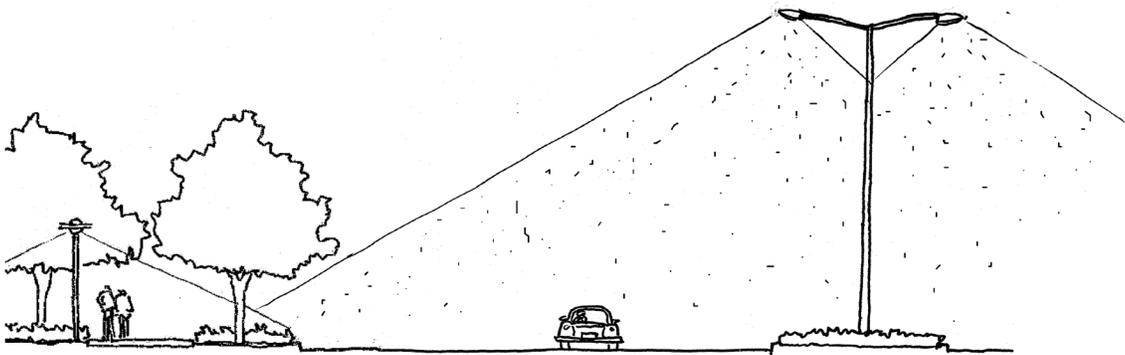
Cut-off feature for glare control for both lights.

Standard "Cobra Style" with cut off shield for street lights.

Theme fixture for pedestrian path lights with shield.

Lamp Type:

Low Pressure Sodium



VILLAGE ENTRY STREET LIGHTING – no scale

PROMENADE STREET LIGHTING (LONGSPUR ROAD, BALTIMORE ORIOLE ROAD, HARVEST GLEN LANE)

Description:

Promenade Streets serve automobile, pedestrian and/or bicycle traffic. Street lighting will be located on the opposite side of the street from the promenade walk as depicted in the figure below. Pedestrian scale lighting will be located next to the Village Promenade.

Pole:

Custom color concrete or steel, approximately 22 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

Fixture Type:

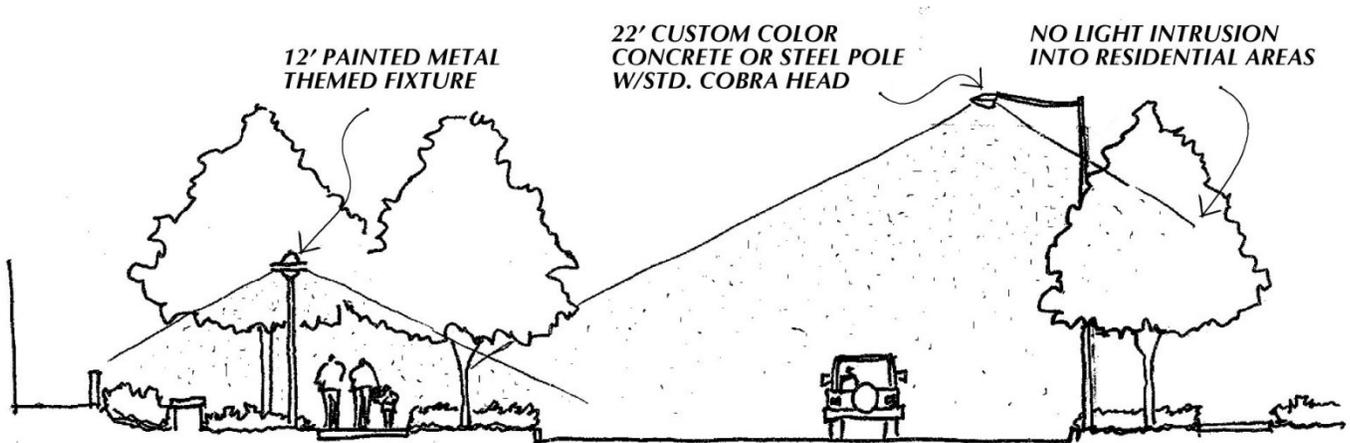
Cut-off feature for glare control for both lights.

Standard "Cobra Style" with cut off shield for street lights.

Theme fixture for pedestrian path lights with shield.

Lamp Type:

Low Pressure Sodium



PROMENADE STREET LIGHTING – no scale

RESIDENTIAL STREET LIGHTING

Description:

Residential streets are semi-rural roads with a pedestrian scale as depicted below. The streets have homes on one or both sides, with pedestrian walks and on-street parallel parking.

Pole:

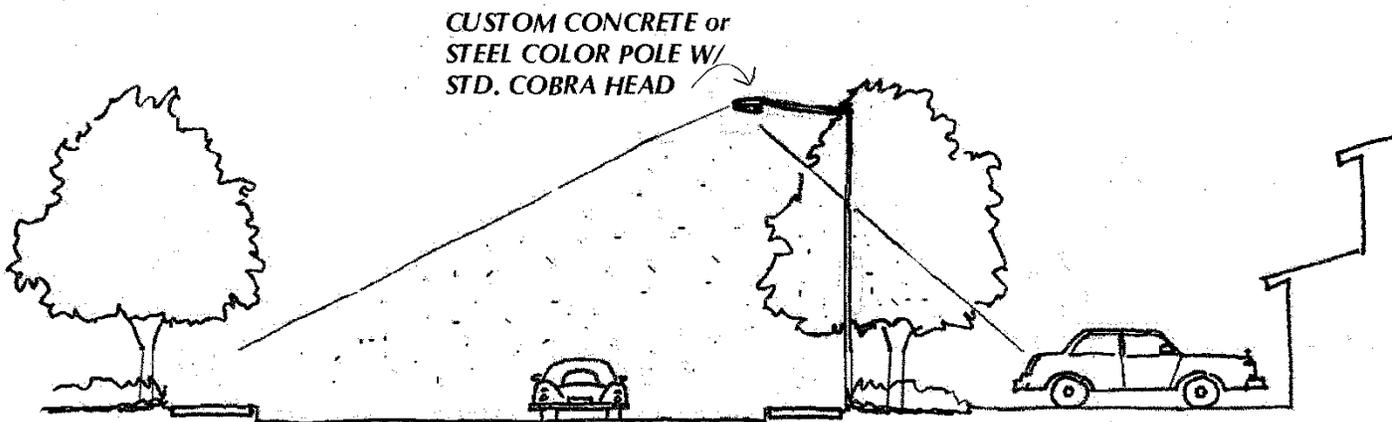
Pre-cast custom color concrete or steel, approximately 22 feet tall.

Fixture Type:

Standard "Cobra Style" with cut off shield for street lights.

Lamp Type:

Low Pressure Sodium.



RESIDENTIAL STREET LIGHTING – no scale

PARKING LOT LIGHTING

Description:

Parking lot lighting is consistent throughout the village, in terms of fixture height, spacing, light source and performance characteristics. Fixture style may differ between Projects if necessary. Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded. Fixtures spacing should be triangulated to reduce the number of fixtures required, as depicted below.

Pole:

Painted metal, 20 feet tall, triangularly spaced (commercial areas)

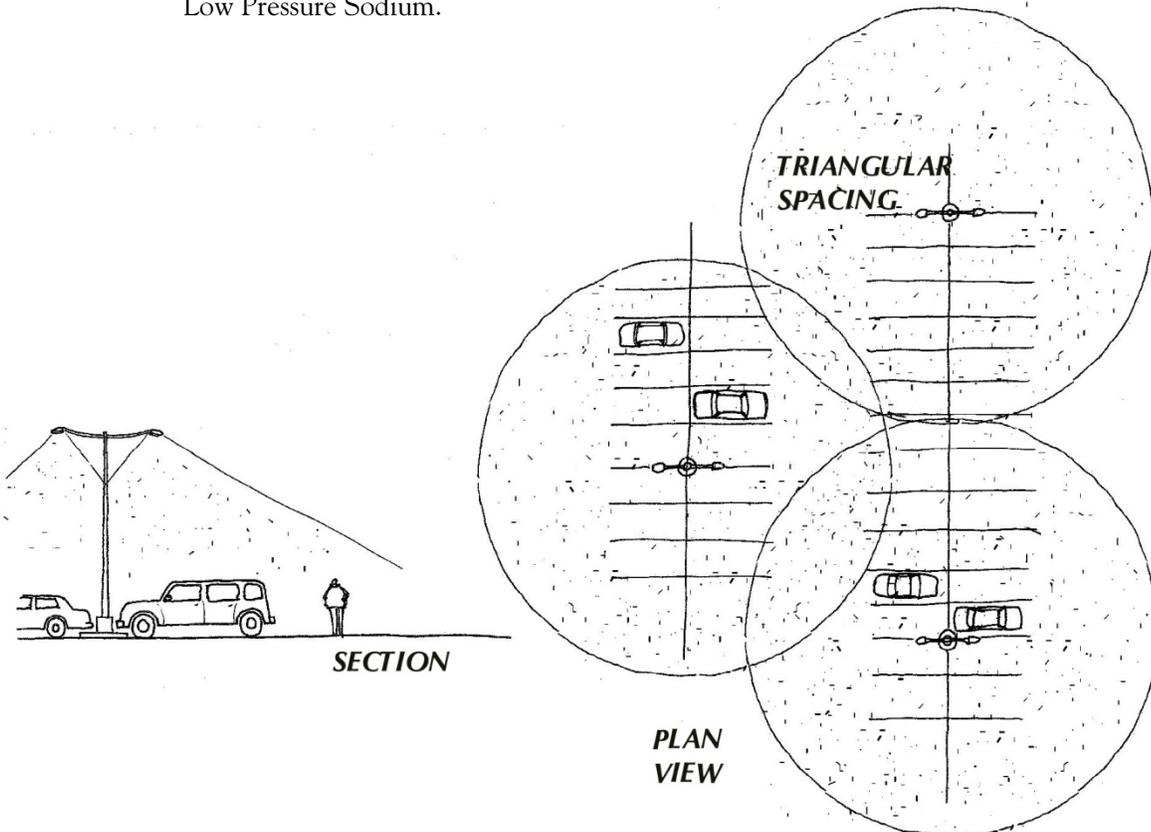
Painted metal, 15 feet tall, triangularly spaced (residential areas)

Fixture Type:

Single or double mount, full cut-off fixtures.

Lamp Type:

Low Pressure Sodium.



PARKING LOT LIGHTING – no scale

5. SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

A. General

These guidelines address the design elements that contribute to the Campus Park planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, facade elements, garage location and design and landscape themes. Conceptual site plans and architecture for the single family residential areas of Campus Park are illustrated at the end of this subsection.

B. Architecture

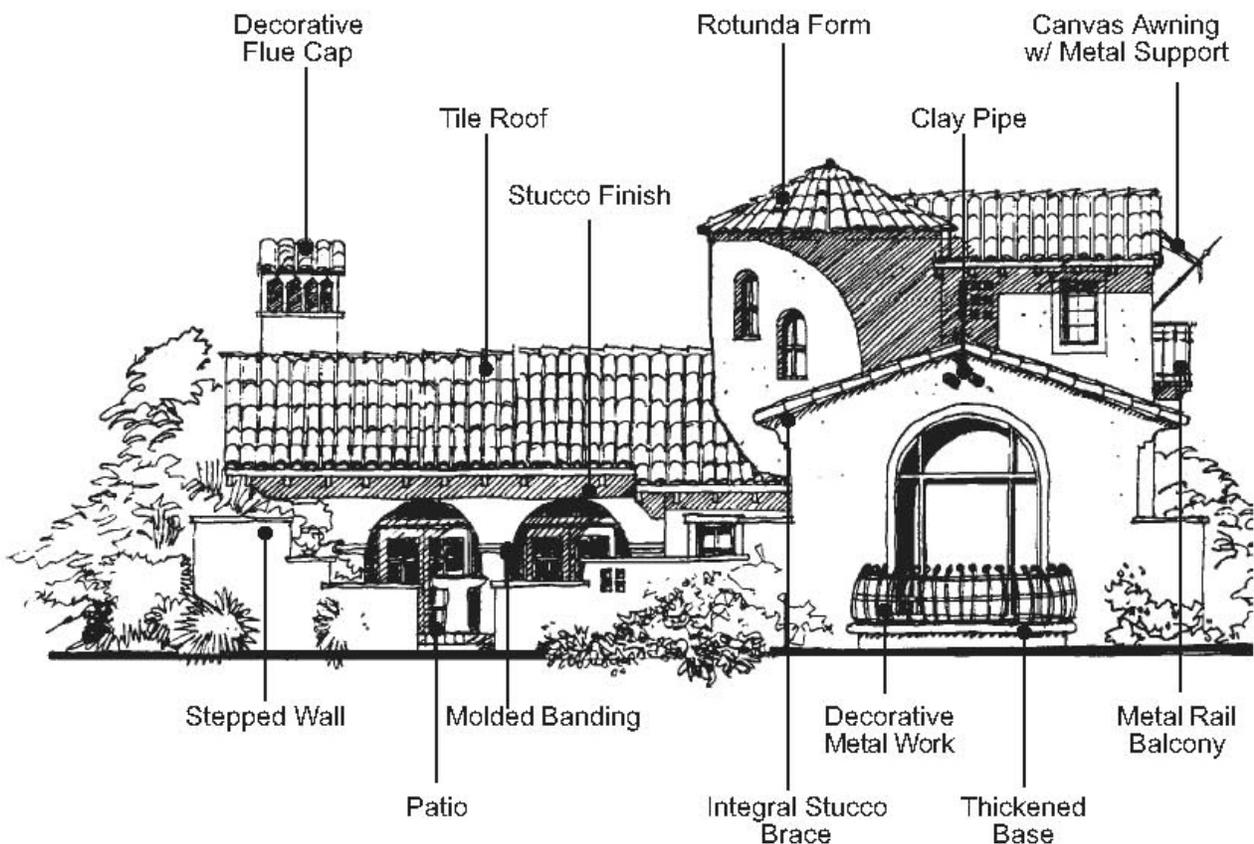
Specific building architectural styles are not mandated but should be complementary to the Campus Park theme established for the common use and commercial areas of the Project. Some residential architectural styles, Spanish Colonial, Spanish Mission, Monterey, Craftsman and Prairie, have been selected as examples of styles that complement the Project theme. These styles are attractive, compatible with one another, and they can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style however warm, earthtone colors for roofing and exterior wall surfaces are to be used. A brief description of these architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style. Conceptual architecture for each Planning Area is provided in the subsections that follow.

SPANISH COLONIAL

This style uses decorative details from the entire history of Spanish Architecture and includes extensive Moorish influences. The building is often organized around a central court or patio. The layout of the building is informal and adaptable to varied topography. Typical features of this style of architecture are depicted in the illustration below.

Pedestrian oriented features of the Spanish Colonial style may include:

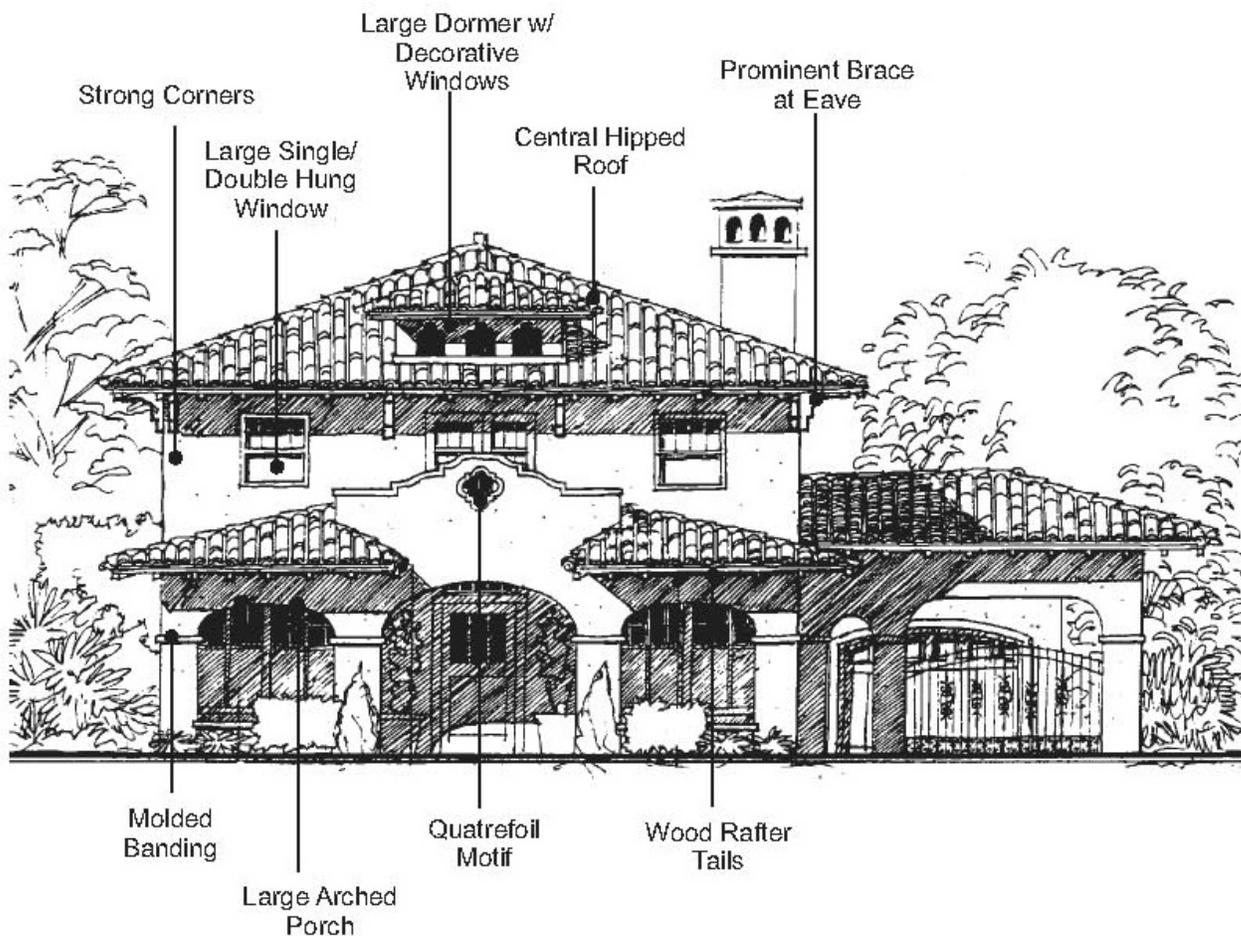
- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large
- Arched window



SPANISH MISSION

The Spanish Mission style is inspired by the adobe architecture of 18th century Spanish missions. The style is characterized by the appearance of thick, stucco walls, clean lines, arch forms, minimal ornamentation and barrel tile roofs. The style incorporates interior courtyards and arcades. Typical features of this style of architecture are depicted in the illustration below. Pedestrian oriented features of the Spanish Mission style may include:

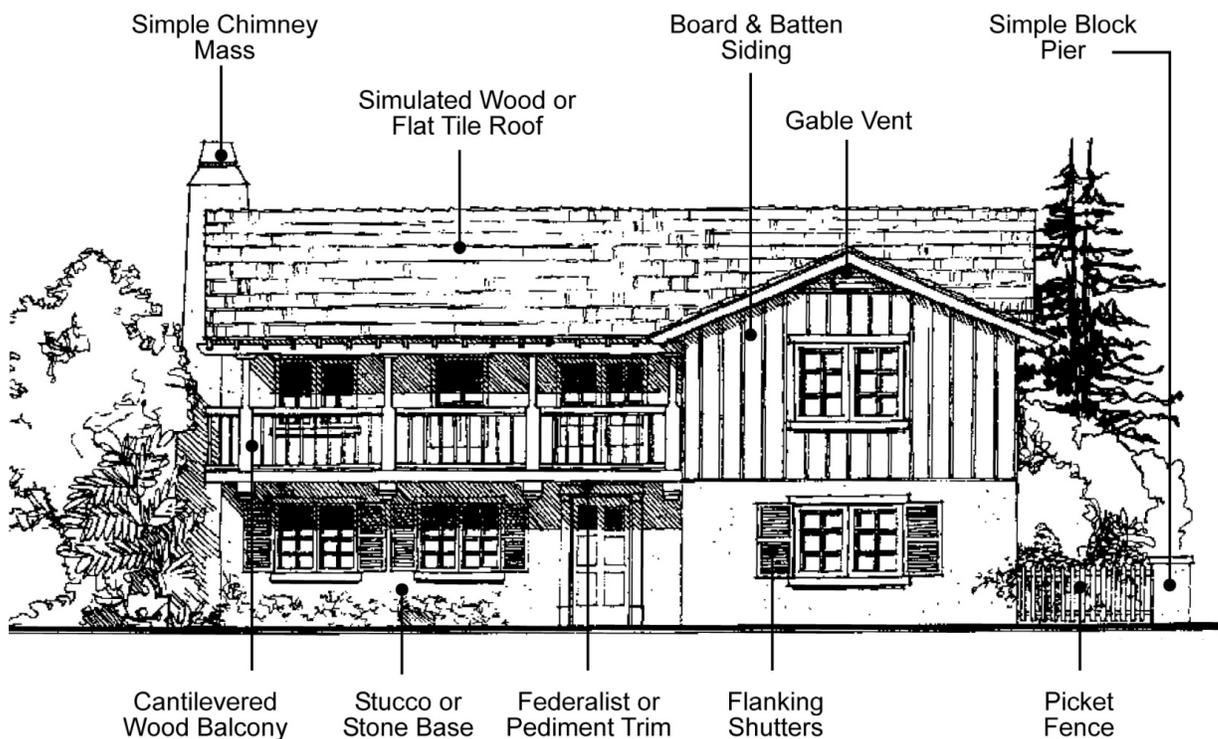
- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.



MONTEREY

Monterey style is derived from the early California ranchos. House plans are typically a simple, two-story rectangular form, characterized by a large second story balcony or porch and shingle or mission s-tile roofs. Ornamentation is limited to shutters and porch posts, corbels and railings. Typical features of this style of architecture are depicted in the illustration below. Pedestrian oriented features of the Monterey style may include:

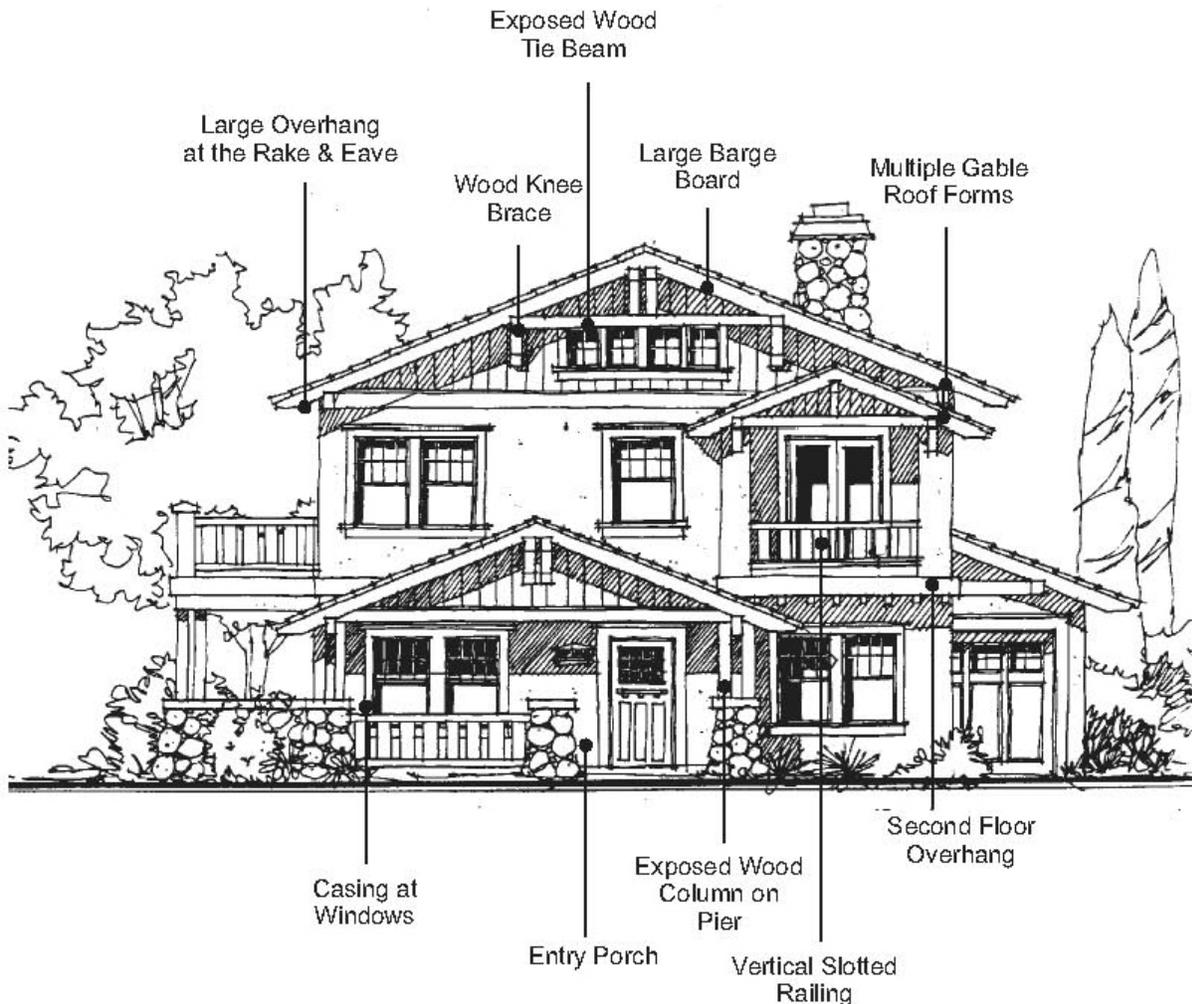
- Second story balcony or porch.
- Front facing windows.



CRAFTSMAN

The Craftsman style emphasizes harmony with the environment. The horizontal lines of the buildings and indigenous materials, such as wood and stone, are intended to blend into the landscape. In Southern California, the climate provides opportunities for the style to integrate indoor and outdoor living. Craftsman houses typically include living spaces oriented towards patios or courtyards. Typical features of this style of architecture are depicted in the illustration below. Pedestrian-oriented features of the Craftsman style may include:

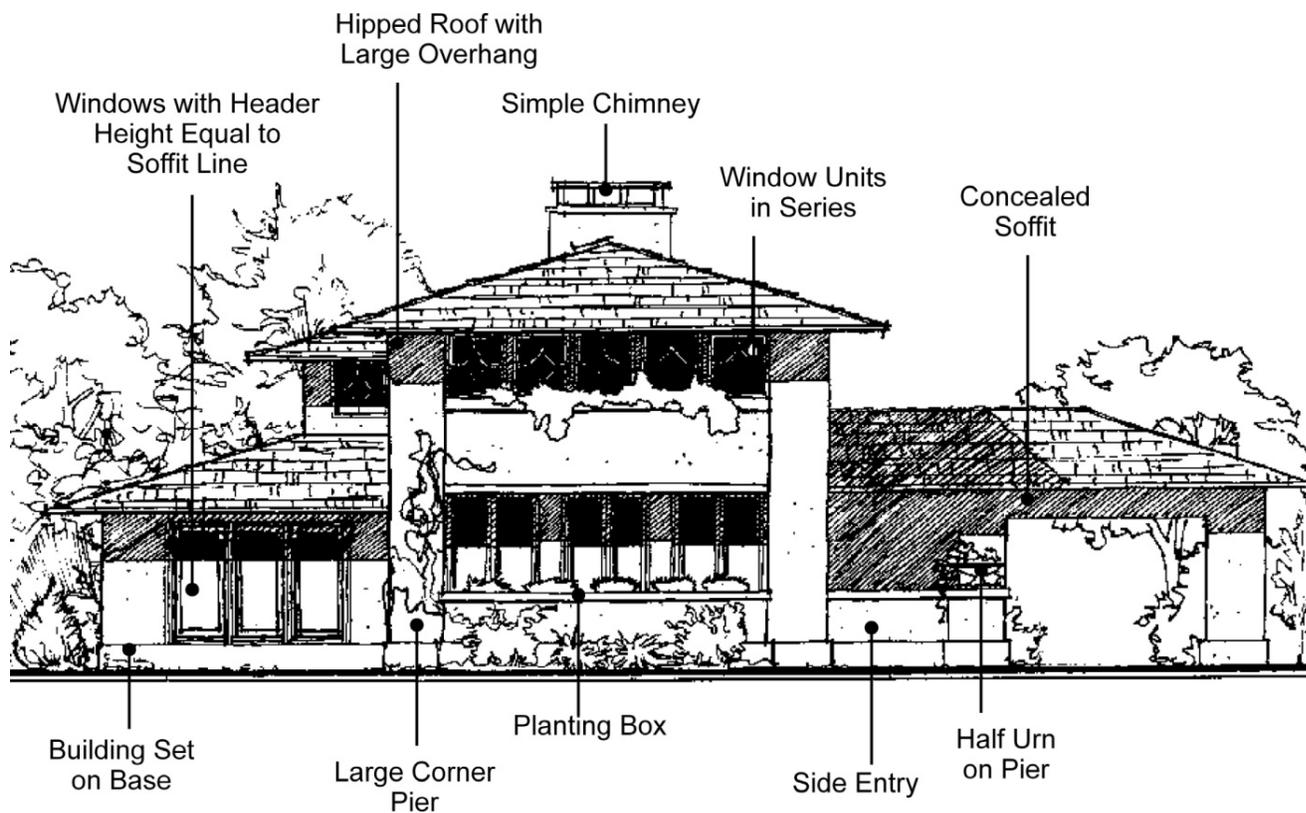
- Street-facing porches or entry patios.
- Street-facing windows and doors.
- Pergolas or porte-cocheres.



PRAIRIE

The style is noted for horizontal, rectilinear forms, multiple and low-pitched roofs, broad eave overhangs, banded windows, broad chimneys, contrasting dark linear bands against lighter broad surfaces and minimal ornamentation. Pedestrian-oriented features of the Prairie style may include:

- Porches with flat or arched entry and heavy columns.
- Terraced patio entries.
- Street-facing windows and doors.
- Porte-cochere.



C. Pedestrian-Oriented Design

Pedestrian-oriented neighborhood design emphasizes a cohesiveness of the community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning, facade elements and garage/driveway design.

D. Site Planning

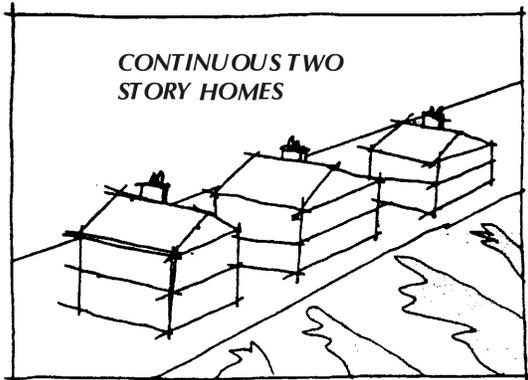
Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- Single-family detached residential lots and setbacks shall encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards and avoid a monotonous pattern of houses.
- Multiple housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of designs for entry and garage designs.
- Side entry floor plans may be used on both interior and corner lots, provided that the entry is clearly defined and the front elevation includes front-facing windows, porches or other pedestrian-oriented design features.

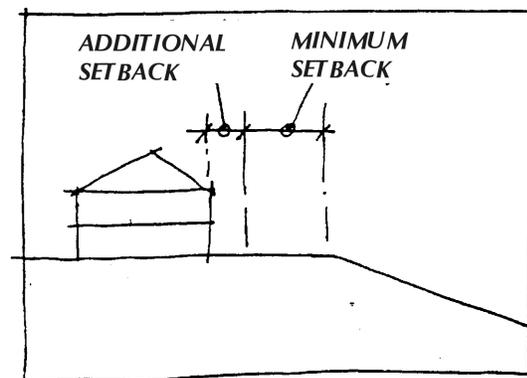
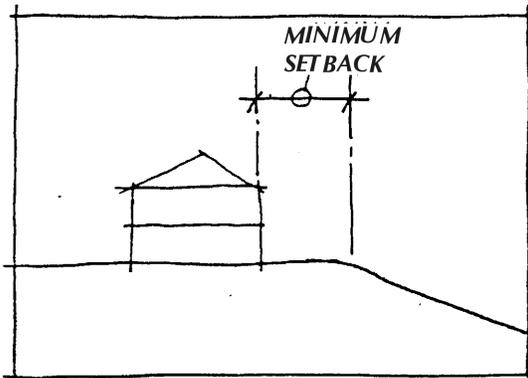
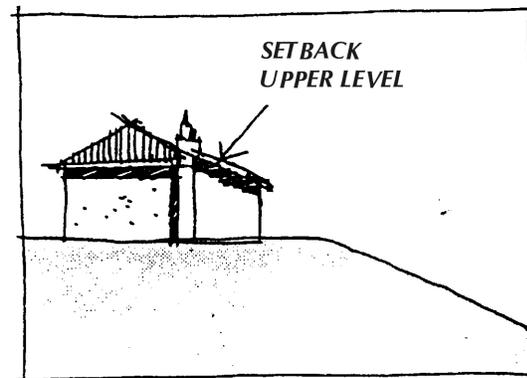
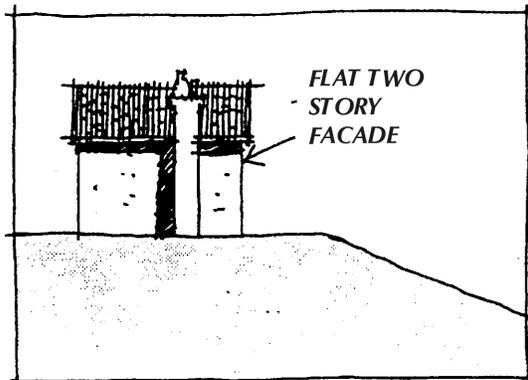
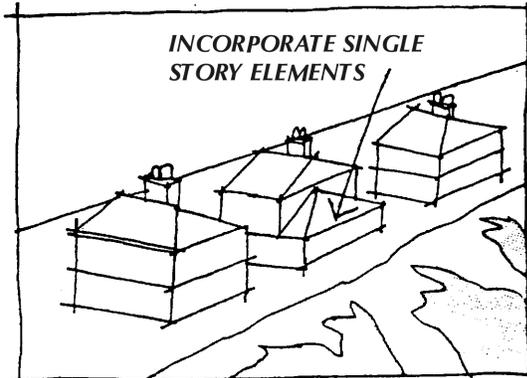
- Housing plans used on corner lots shall provide for architectural features, such as porches or entry trellises to wrap around the street-facing corner.
- Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the Campus Park streetscape theme.
- Grade differentials within neighborhoods shall be used to add variety and enhance the availability of open space between residences.

The following illustration graphically depicts some of the design criteria described above:

INSTEAD of THIS



DO THIS



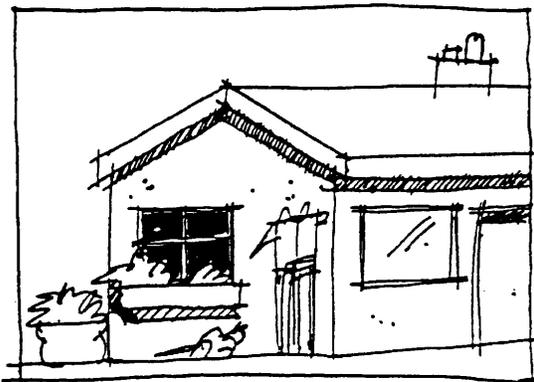
E. Façade Elements

Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Façade features should be pedestrian-oriented in that they provide a connection between the public street and sidewalk and the private residence. Façade treatments may include:

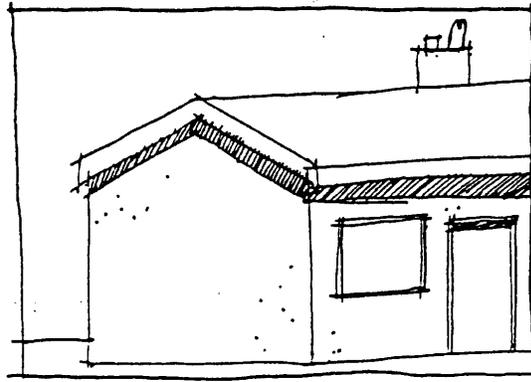
- Undulating building mass and roof planes.
- Vertical and horizontal stepped massing.
- Visually minimized garages.
- Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- Facades that visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

THIS

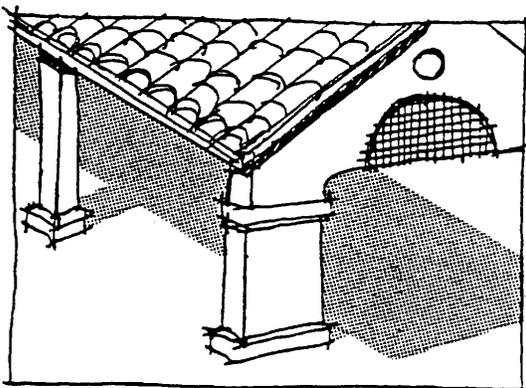
NOT THIS



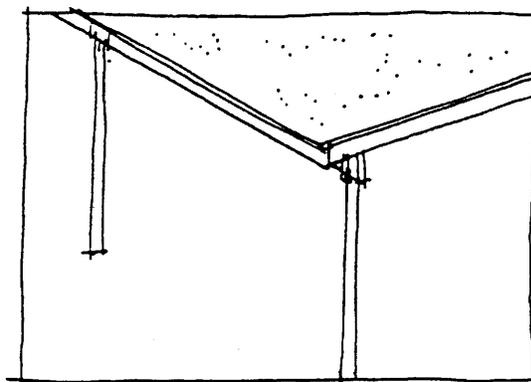
DO



AVOID BLANK FACADES



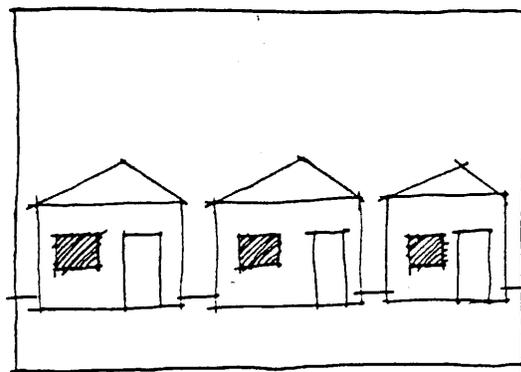
*MAKE CARPORT
match ARCHITECTURAL
STYLE*



*DONT USE STEEL POLE
and BEAM CONSTRUCTION
as FINISHED PRODUCT*



DO VARY ELEVATIONS

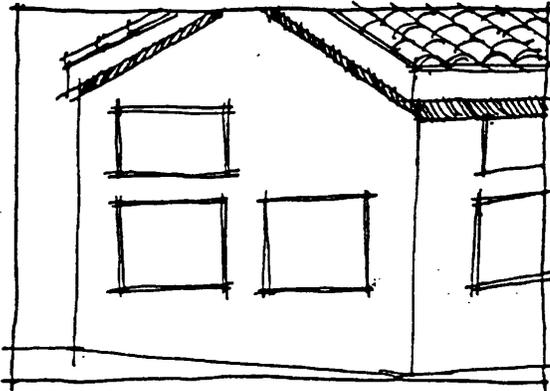


*DON'T LET ELEVATIONS
BECOME MONOTONOUS*

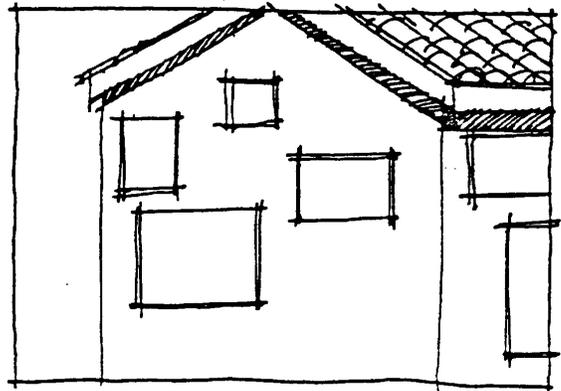
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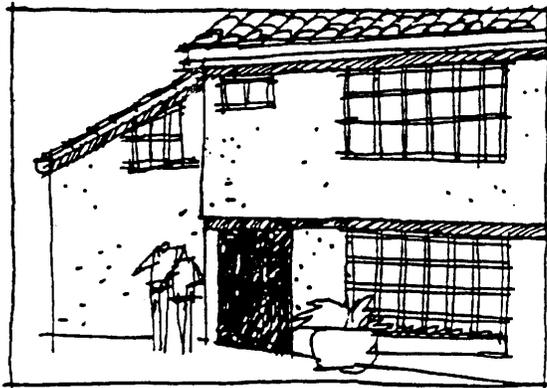
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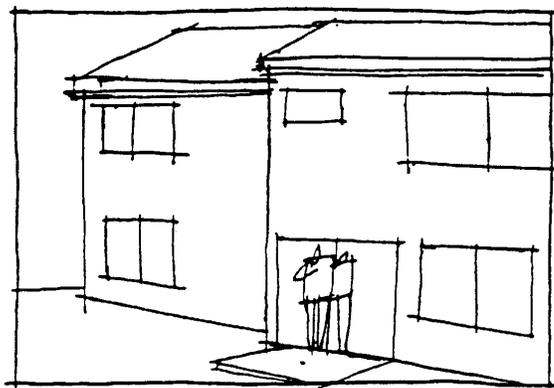
DO ALIGN WINDOWS



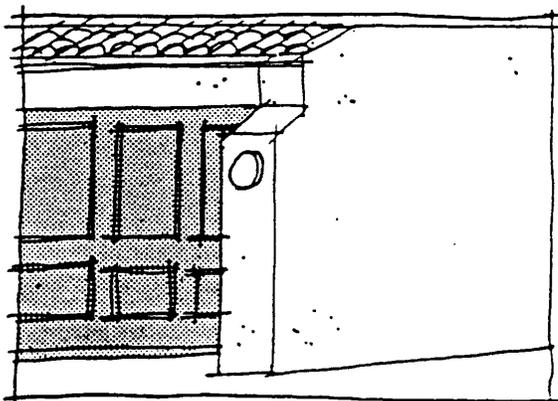
**DON'T HAVE
RANDOMLY
PLACED WINDOWS**



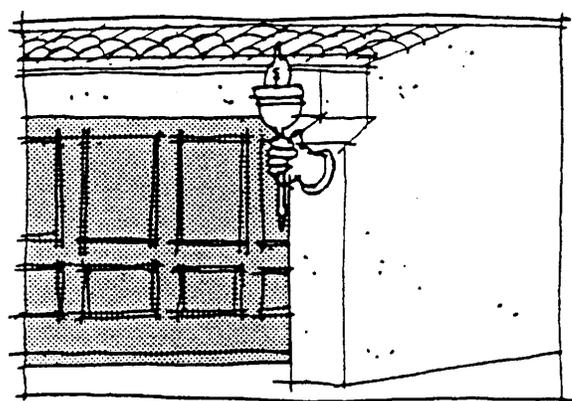
**DO ADD INTEREST to
REAR ELEVATIONS**



DON'T



**DO MAKE LIGHT FIXTURES
MATCH ARCHITECTURE**



DON'T

F. Garage/Driveway Design

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. However, lot configurations in the Campus Park single-family residential areas will necessitate most garages facing the streets. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and façade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door window and coach lights.
- Vary the garage setbacks; the preferred design is for the garage wall to be set back farther than the front wall of the home
- Provide variety through the use of alternative garage configurations such as split, swing-in, and mid to deep recess garage.
- Provide for a variety of driveway designs such as colored concrete, pavers, edge banding, and/or other surface enhancements to break up large expanses of concrete.

Typical single-family residential setbacks are illustrated in Figure 41, Typical Minimum Residential Lot Configuration. Concept site plans and architecture for the single-family neighborhoods of Campus Park are illustrated in Figures 42 through 49.

Figure 41 Typical Minimum Residential Lot Configuration

Figure 42 Concept Site Plan – Neighborhood R-1

Figure 43 Typical Architecture – Neighborhood R-1

Figure 44 Concept Site Plan – Neighborhood R-2

Figure 45 Concept Site Plan – Neighborhood R-4

Figure 46 Typical Architecture – Neighborhoods R-2 & R-4

Figure 47 Concept Site Plan – Neighborhood R-3

Figure 48 Concept Site Plan – Neighborhood R-5

Figure 49 Typical Architecture - Neighborhoods R-3 & R-5

6. MULTI-FAMILY RESIDENTIAL GUIDELINES

Multi-family residential in Campus Park may include medium to high-density townhouses and flats. These guidelines address the design elements that contribute to the Village planning concepts: pedestrian-oriented design, façade elements, parking and garage location and design and landscape themes. Specific building architectural styles are not mandated but should be complementary to the Campus Park design theme.

The pedestrian-oriented Village concept is enhanced by the multi-family development in the vicinity of the Town Center located in proximity to public transit, shopping, and community facilities. It is anticipated that residents of multi-family developments will take advantage of the available opportunities to walk to parks and shopping areas. Pedestrian access and amenities are fundamental components of the Village. The siting, access, entries and architecture of multi-family development should complement the pedestrian orientation of the Village.

Multi-story attached developments, such as townhomes, and condominiums are the primary focus of the guidelines in this section. Concept site plans and architecture for the multi-family neighborhoods of Campus Park are illustrated in Figures 50 through 54.

A. Site Planning

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented Village concept. Site planning which focuses on the pedestrian includes design that orients entries towards Village streets and minimizes views to garages and parking areas. The guidelines stated below are provided for siting and building plotting of multi-family developments.

- Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- Building orientation should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.
- Where grade differentials occur between the street and a development, the differential may be used to create separation between the public street and private living space. Interesting entries incorporating steps, porches or landings may be integrated into the design.

B. Facade Elements

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Village. The following guidelines suggest methods for creating vital, interesting architecture:

- Developments should be unique, but share fundamental architectural characteristics consistent with the Village theme.
- Building elevations that are visible from public view areas (all Village streets, surrounding arterial streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- The architectural style along the same street or within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.
- Varied building elements, roof pitches, and setbacks should be employed to avoid monotony.
- Distinctive building elements shall be oriented towards the corners of prominent Village Core and entry street intersections.
- Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios and upper floor balconies and windows.
- Individual residential unit entries shall be oriented towards the Village streets wherever possible.
- Internal residential units shall be connected to the Village streets by courtyards or landscaped walkways wherever possible.
- Stairs shall be sensitively designed and integrated into the overall building design.
- Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from public views to the best extent possible.
- Warm, earth-tone colors shall be used for exterior surfaces and roofing.

C. Parking, Carport and Garage Design

Views of parking areas, carports and garages should be minimized to create the pedestrian-oriented Village. The following guidelines provide direction for location and design of multi-family parking facilities:

- Parking and vehicular access shall be located to within each development and be visually separated from the pedestrian-oriented street frontage.
- Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.
- All surface and covered parking within multi-family areas shall be separated from Village streets, tops or toes of slopes, patios or courtyards with a landscaped buffer. The buffer shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces as illustrated in the adjacent sketch.
- Rather than use pre-cast concrete bumper stops, extend planting area and use curbs as wheel stops as illustrated in the adjacent sketch.
- Six foot wide parallel parking spaces are permitted in the Multi-family planning areas.
- Up to 100 percent of the total required Guest Parking Spaces are allowed on the street.

D. Landscape

Landscape in multi-family developments shall adhere to County of San Diego Standards. The front and side yard landscaping shall be complementary to the streetscape and Mediterranean themed landscape. The interiors of multi-family residential projects shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Campus Park design theme. The following guidelines are for multi-family landscapes:

- The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Campus Park theme.
- Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.

- All planting areas are to be permanently irrigated and use low water consumptive plant material wherever practical.
- Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where feasible.
- Mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Grouped mailboxes are to be used with a maximum of 12 boxes per cluster. Only Postmaster approved boxes will be allowed.
- Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provisions for trash and recycling shall be in conformance with the County Requirements.
- HVAC equipment shall be screened from view from common use areas, where feasible, and shall comply with County noise standards.
- Large expanses of asphalt paving shall be avoided and the appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and visual buffering, where feasible.

E. Lighting, & Signing

- Architectural accent lighting is encouraged.
- Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- Boulders visible in the hillsides surrounding the Campus Park Project are an important resource used in the development's identity program. To carry through the community theme, natural or cut stone will be used as the dominant monument sign material. Cast concrete, metal and polished stone may also be used. No volcanic rock products will be

permitted. Manufactured stone products will be permitted subject to “B” Special Area Designator Site Plan design review and approval.

- Project entry monuments should inform and direct but not dominate the visual character of the area.
- Signs shall comply with applicable County Standards.

Figure 50 Canberbury Collection Site Concept Plan (MF-1)

Figure 51 Canberbury Collection Site Concept Plan (MF-2)

Figure 52 Typical Multi-Family Streetscene

Figure 53 Typical Multi-Family Elevations

Figure 54 Typical Multi-Family Elevations

7. TOWN CENTER DESIGN GUIDELINES

A. Town Center Design Concept

The primary feature of the village concept is the Town Center. The Town Center is composed of a variety of land uses that form the social, civic, and commercial focus for the village. The land uses that form the Town Center core are community purpose and commercial uses. The design objectives for creating the Village Core are:

- Create a sense of place with a highly identifiable character.
- Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.
- Maximize connections to the Town Center from secondary area residential development with pedestrian and bicycle routes.
- Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village.
- Encourage a unified architectural style within the commercial core that can accommodate pedestrian oriented urban design concepts consistent with the village character.
- Integrate a transit stop into the Town Center that is conveniently located, provides direct access to Town Center, and is consistent with the village character.

In order to achieve these objectives, a conceptual plan and architecture have been developed (see Figures 55 & 56, Town Center Concept Plan and Town Center Typical Architecture). The Figures address the arrangement and connection of uses in the Town Center and conceptually depict an architectural proposal for the area. The unique character intended within the Town Center precludes the use of fixed or mandated design solutions other than the use of materials that relate to locally occurring materials such as stone and native and/or locally occurring plant materials. Both are widely used in Village entries and other features of Campus Park as one of its unique, identifying design theme elements. The following items are required within the Town Center:

1. A minimum of twenty percent of the total vertical exterior building surface area shall be concrete, natural or cut stone or stone veneer. Quarried and eroded granite, sandstone, flagstone, or metamorphic stone, may be used to satisfy the requirements of these guidelines. Lava rock shall not be allowed however artificial stone products will be permitted subject to “B” Special Area Designator Site Plan review.
2. Landscape walls, terraces, or other features shall be designed as extensions of building walls to “tie” the structure into the landscape.

3. Architectural forms should be repeated to help ensure reinforcement of a unique identifying design theme.
4. Poured-in-place concrete is also an acceptable exterior surface material. Concrete panels may be sandblasted exposed aggregate, battered, or board- or earth -formed.

Other critical elements of the Town Center such as general character statements and identification of important design and site planning features follow to convey a qualitative description to further guide Project design and development.

A site plan will be required for the Town Center. The site plan will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, street furnishings and landscape. Professional Office Design Guidelines

B. Town Center Design Features

This section highlights important features of the Town Center Concept Plan and provides guidelines in four design areas: site planning and building orientation, pedestrian and vehicular access, urban character (landscape and /or hardscape) and lighting, signing and street furnishings.

C. Site Planning and Building Orientation

- Parking, service and utilitarian uses should be located internally to the sites or where they can be screened from public view.
- Building entrances should be closely spaced to increase articulation and interest along the pedestrian edges as depicted in the adjacent illustration. Design emphasis on the entries improves the street scene and helps distinguish individual shops in multi-tenant buildings.
- Storefronts should incorporate display windows to create interest and encourage window shopping along the pedestrian walks.
- Shaded areas and a sense of enclosure will encourage visitors to linger and enjoy the defined areas within the Town Center. Features such as canopies, arcades and roof overhangs (see adjacent illustrations) can achieve these objectives and also provide weather protection when necessary.
- In general, the exterior building elevations should incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways, doorways, upper floor windows and balconies.
- Buildings adjacent the Village Entry Street (Horse Ranch Creek Road) and Harvest Glen Lane should be



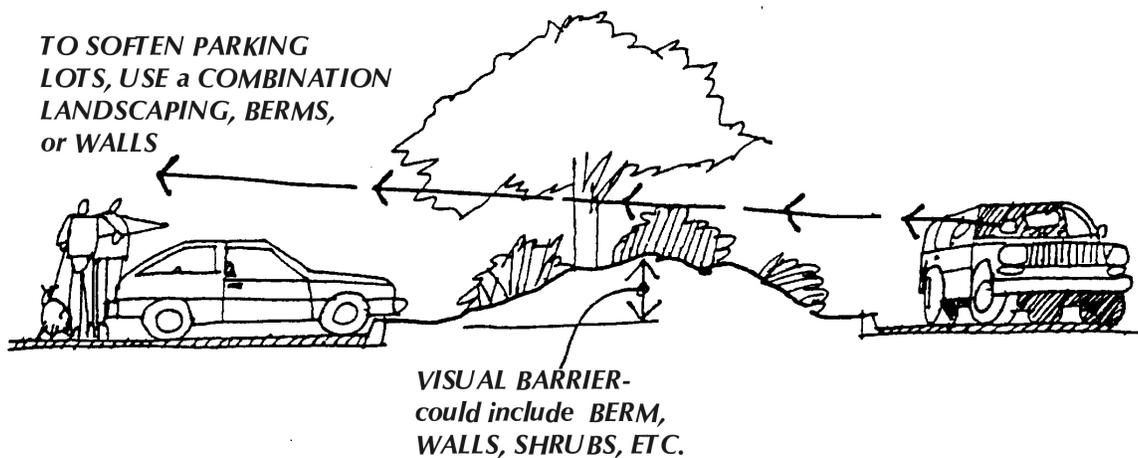
dual pedestrian oriented to both street and internal parking sides.

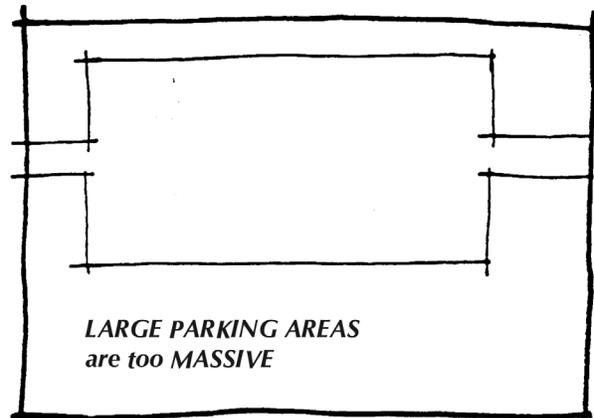
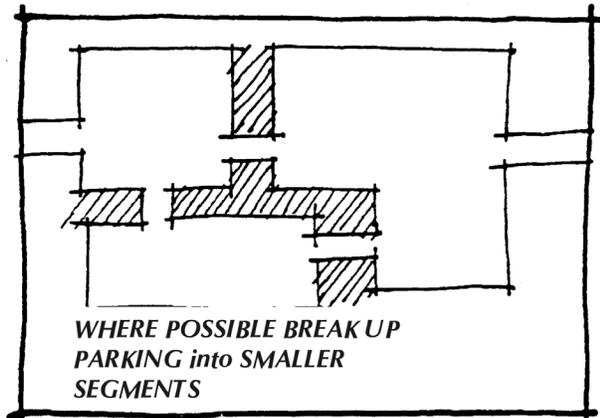
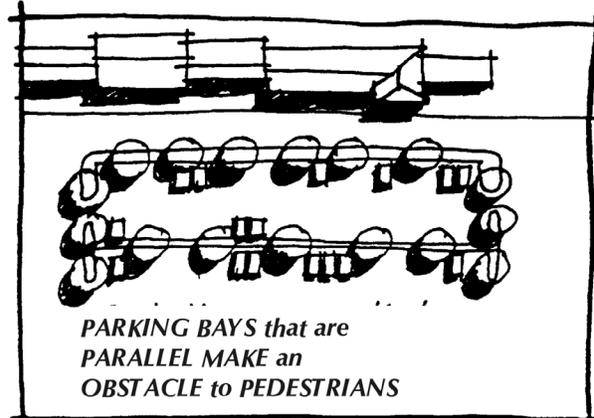
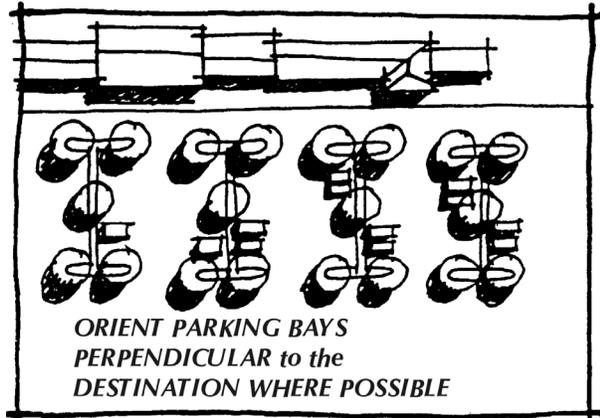
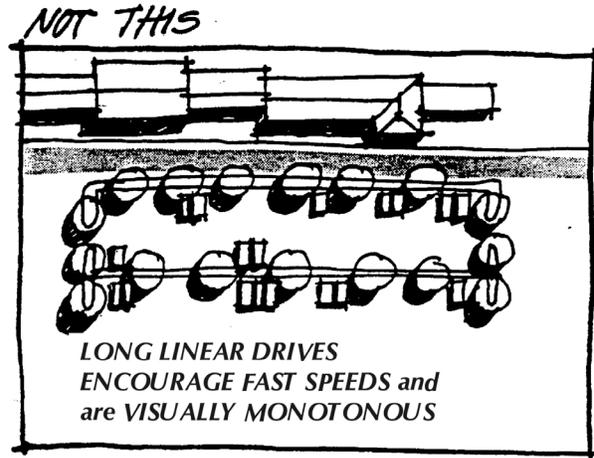
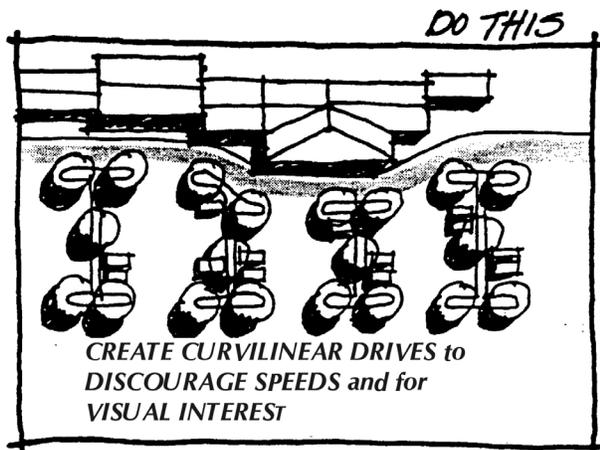
D. Pedestrian and Vehicular Access

- Frequent opportunities to sit, relax and observe should be provided with the inclusion of benches, steps, planters and low walls within and adjacent to the pedestrian walk.
- Pedestrian, bicycle and cart access routes should be maximized and well marked.
- Vehicle access should be clearly subordinated to pedestrian access through street design that incorporates narrow travel lanes and minimal driveways and curb cuts.
- Parking lots should be located behind buildings which front onto pedestrian-oriented streets.

E. Urban Character (Landscape and /or Hardscape)

- The pedestrian ground plane should be well defined with a hard surface that is textured or accented to identify focal areas.
- Grade separations should use structures rather than landscape banks to emphasize the urban character of the village and to serve as seating areas.
- Landscaping shall reinforce the character of the area.
- Trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- Parking areas should be visually buffered from adjacent Village Pathway and Village Multi-Purpose Trail.
- Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and screening, where possible.
- Drive aisles should be curvilinear to reduce vehicular travel speeds and create visual interest as depicted in the following illustrations.
- Parking bays should be oriented perpendicular to destination areas and parking areas, where feasible, should be broken up into smaller pieces to avoid massive parking lots.





F. Lighting, Signing and Street Furnishings

- Streets adjacent to the Town Center should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale and architectural accent lighting is encouraged.
- Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- Boulders visible in the hillsides surrounding the Campus Park Project are an important resource used in the development's identity program. To carry through the community theme, natural or cut stone will be used as the dominant monument sign material. Cast concrete, metal and polished stone may also be used. No volcanic stone products will be permitted. Artificial stone products will be permitted subject to "B" Special Area Designator Site Plan review.
- Signage should inform and direct but not dominate the visual character of the area.
- A Comprehensive Sign Program shall be developed for the Town Center, consistent with County guidelines, to ensure a unified design integrated with the Project architecture.
- Street furnishings shall be consistently designed and of materials appropriate for public use. The design of street furnishings shall be consistent with the design character of the Town Center.

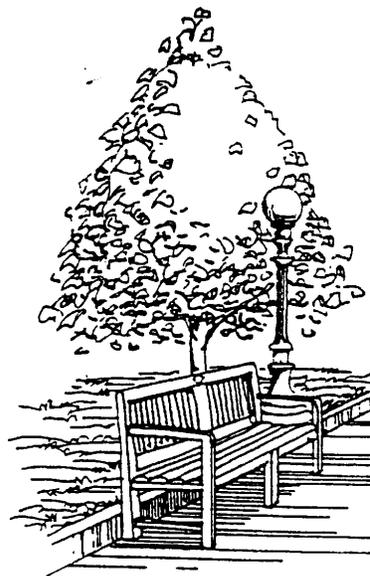


Figure 55 Town Center Concept Plan (TC-1)

Figure 56 Town Center Typical Architecture (TC-1)

8. PROFESSIONAL OFFICE DESIGN GUIDELINES

A. Professional Office Design Concept

A secondary feature of the Campus Park Project is the Professional Office planning area. Campus Park is interested in attracting high quality corporate users that will occupy offices (Figures 57 through 59).

The design objectives for creating the Professional Office area are:

- Create a pedestrian oriented environment with a highly identifiable character.
- Create a pedestrian friendly environment
- Maximize connections to the Town Center via pedestrian and bicycle routes.
- Minimize the visibility of parking and vehicular use areas.
- Encourage an architecturally diverse yet visually cohesive office park within the Campus Park Project setting.

The following guidelines are intended to direct the professional office project development. The objective of these guidelines is to create projects that contribute to the design continuity of the Professional Office area while maintaining project individuality. The unique character intended within this planning area precludes the use of fixed or mandated design solutions other than the use of locally occurring materials such as stone and native and/or locally occurring plant materials. Both are widely used in common use areas of the Project and serve as unique, identifying design theme elements. The following items are required within the Professional Office areas:

1. A minimum of twenty percent of the total vertical exterior building surface area shall be concrete, natural or cut stone or stone veneer. Quarried and eroded granite, sandstone, flagstone, or metamorphic stone, may be used to satisfy the requirements of these guidelines. Lava rock shall not be used. Artificial stone products will be permitted subject to "B" Special Area Designator Site Plan review.
2. Landscape walls, terraces, or other features shall be provided within the landscaping. Any such elements shall be designed as extensions of the building walls to "tie" structures into the landscape.
3. Repeat architectural forms to ensure reinforcement of identifying design theme.

3. Poured-in-place concrete is also an acceptable exterior surface material. Concrete panels may be sandblasted exposed aggregate, battered, or board- or earth -formed.
4. Cement plaster (stucco) is allowable as an exterior finish up to a maximum of 20% of the total exterior surface area. Color and texture are subject to approval however colors shall be warm, earth tones to minimize contrast with the existing visual setting.

Other critical elements of the Professional Office area such as general character statements and identification of important design and site planning features follow to convey a qualitative description to further guide Project design and development.

A site plan will be required for Professional Office projects. The site plan will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, and landscaping.

B. Professional Office Design Features

This section highlights important features of the Professional Office planning area and provides guidelines in four design areas:

1. Site planning and building orientation,
2. Pedestrian and vehicular access,
3. Urban character (landscape and /or hardscape),
4. And lighting, and signing

C. Site Planning and Building Orientation

Section III of this document, contains development standards, including allowable lot areas, setbacks, building heights and parking requirements. The following guidelines are intended to address additional practical and aesthetic considerations of site design:

- Architectural and landscaping themes shall be consistent throughout the office park. No structure or landscaped area shall appear as a separate entity but shall be a harmonious part of the entire complex.
- Where possible, buildings shall be oriented at different angles and setbacks to create varied and interesting sight lines.
- In instances where more than one building is required, the buildings should be clustered or arranged to create common entry plazas or one large shared landscaped space.

- Consideration shall be made for adequate access and egress to all parcels and for an economic minimization of driveways and utility extensions.
- Entrance drives shall be recognizable to visitors through the use of signage and landscaping.
- Circulation within sites shall minimize conflicts between service vehicles, automobiles and pedestrians.
- Pedestrian circulation shall be accommodated by providing walkways and plaza connections between buildings, streets and parking areas.
- Building entries shall be oriented towards the public street and identifiable through the use of plazas or hardscape and landscaping.
- Sites intended for multiple occupants shall be designed for shared parking, loading, trash facilities and vehicular and pedestrian circulation.
- Loading, service, utility and trash facilities shall be located away from the public view.
- Parking shall be visually buffered from view from public streets through the use of berms with landscaping where feasible.
- Screen planting shall be utilized to visually buffer the office professional areas from the I-15 corridor.
- Screen planting shall be utilized to visually screen parking areas from the I-15 corridor.
- The scale of the Project should be given careful consideration, i.e., the scale of buildings shall be appropriate with regard to the remainder of the Project. Large scale buildings and long uninterrupted expanses of facade are to be avoided.
- Interconnection and overlapping of building forms and heights are desirable to break long expanses of blank walls.
- Large scale uninterrupted walls can be visually reduced to human scale by horizontal lines or textures, landscaping and mounding, and clustering of small scale elements, such as planter walls, around the major building form.
- All building sides should be considered. While greater architectural attention may be given to building entries and street facades, loading and service areas should be sensitively integrated with the building design.

- Special architectural attention shall be given to visible building elevations from public use open space areas and the I-15 corridor.
- All roof mounted equipment and/or ductwork shall be screened by an enclosure of equal or greater height and shall be consistent with the building architecture, materials and colors.
- No mechanical equipment or vent shall be placed on the exterior surface of any building wall that can be viewed from a public street.

MATERIALS

The following materials are permitted:

- Tilt-up concrete with textures and colors.
- Masonry Block with textured surface.
- Steel frame with glass or masonry and glass exterior (glass shall not exceed 80% of the exterior)
- Enameled metal panels, wood, glass and stucco may be used as decorative elements with tilt-up or masonry building system.
- Tile, brick and stone accents.
- Sloped roof materials may be ribbed metal, clay or concrete tile.

The following materials are prohibited:

- Sheet or corrugated metal, asbestos or similar materials used on exterior walls.

COLORS

- Colors shall be limited to a maximum number of three per site, exclusive of minor trim elements.
- Colors shall be coordinated with materials and finishes on all exterior building elevations to achieve a total continuity of design.
- The predominant building color shall be light neutral, earth tone or pastel colors such as off-white, warm gray or beige.
- Accent colors may be darker tones of the main building color. Limited use of bold, bright colors, black, white or metallic may be used for accents.
- Colors should be compatible with the surrounding business park.
- Vents, louvers, exposed flashing, tanks, stacks, ductwork, overhead, rolling and service doors are to be painted.
- All screens shall be painted a neutral color or a color consistent with the building color scheme.
- Lightning protection devices shall be painted a neutral color that blends into the skyline.

D. Pedestrian and Vehicular Access

- The circulation system within a property should be clear, direct and simple. A clearly organized Project will be more easily understood and

therefore less confusing to the unfamiliar visitor. Vehicle access should be clearly defined and distinguished from pedestrian use areas.

E. Urban Character (Landscape and /or Hardscape)

Landscape design will be one of the most important elements serving to unify the various planning areas within Campus Park. The use of materials relating to the locally occurring materials such as stone and native and/or locally occurring plant materials is required in keeping with the predominant Project theme. In addition:

- The pedestrian ground plane should be well defined with a hard surface that is textured or accented to identify focal areas.
- Grade separations should use structures rather than landscape banks to emphasize the urban character of the village and to serve as seating areas.
- Landscaping shall reinforce the character of the area.
- Trees should be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- Parking areas should be visually buffered from adjacent Village Pathway and Village Multi-Purpose Trail.
- Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and screening, where possible.

F. Lighting and Signing

Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential and open space uses should be located to minimize light intrusion and be adequately shielded.

- Architectural accent lighting is encouraged.
- All site, landscape and building exterior lighting shall be of a configuration, style and finish color that compliments the architectural theme and materials established by the building architecture.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting shall be designed to minimize glare and intrusion into neighboring land uses.

- Parking lot fixtures shall be pole mounted, twenty- (20) foot maximum height, and located above paved surfaces.
- Signage should inform and direct but not dominate the visual character of the area.
- Boulders visible in the hillsides surrounding the Campus Park Project are an important resource used in the development's identity program. To carry through the community theme, natural or cut stone will be used as the dominant monument sign material. Cast concrete, metal and polished stone may also be used. No volcanic stone products will be permitted. Artificial or colored stone products will be permitted subject to design review.
- A Comprehensive Sign Program shall be developed for all office professional developments consisting of four or more tenant spaces to ensure a unified design integrated with the Project architecture.

MONUMENT SIGNAGE:

- A permanent business identification sign may be located at each entrance to the area as well as at the two (2) locations shown on the Office Professional Concept Plan provided as Figure 57. A total of five (5) monument signs are allowed. The sign location shall be in conformance with all County requirements for sight lines and sidewalk clearance.
- The copy area of each sign shall not exceed fifteen (15) square feet.
- Street address numbers shall be incorporated into the face or structure of the monument sign.
- The materials and colors of the sign shall utilize the same style, materials and colors of the Project architecture.
- Text and logos must fit proportionally into the face of the sign.
- Signs may be externally illuminated by ground level lights.

BUILDING WALL SIGNAGE:

- One business identification sign twelve (12) square feet in size or less is allowed per building wall.
- Wall sign copy shall be limited to the identification of the business name or logo.
- The materials and colors of the sign shall be compatible with the style, materials and colors of the Project architecture.

- Address number signs shall be of an appropriate size and location to be clearly visible to visitors and emergency responders.
- Prohibited signs include roof mounted signs, flashing lights or signs, and animated signs or lights that convey the illusion of motion.

9. LANDSCAPING

GENERAL

- These guidelines shall be used in conjunction with the appropriate Federal, State, and County codes.
- All landscape and irrigation plans shall be prepared by a licensed California landscape architect and shall be submitted to the County of San Diego and to the Master Developer for review and approval prior to the start of construction. All submissions shall demonstrate compliance with these guidelines.
- All areas not covered by structures, drives, parking or paving shall be appropriately and professionally landscaped.
- Landscape design shall be used to define areas by creating focus at entries, screening unsightly areas, softening expanses of pavement and large buildings, providing transitions and separations between Project developments and the surrounding community.
- Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals. Larger specimen trees should be used at entries and at key locations within the development.
- Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be “hacked-back” within the development.
- Landscaping shall be in conformance with the County’s requirements for sight lines and access.
- Areas around buildings shall incorporate a mixture of trees, shrubs, vines and groundcovers designed to complement the design theme of the Project.
- All landscaping shall comply with County of San Diego requirements for landscape and irrigation. Office Professional Concept Plan (PO-1 & PO-2)

Figure 57 Office Professional Concept Plan (PO-1 & PO-2)

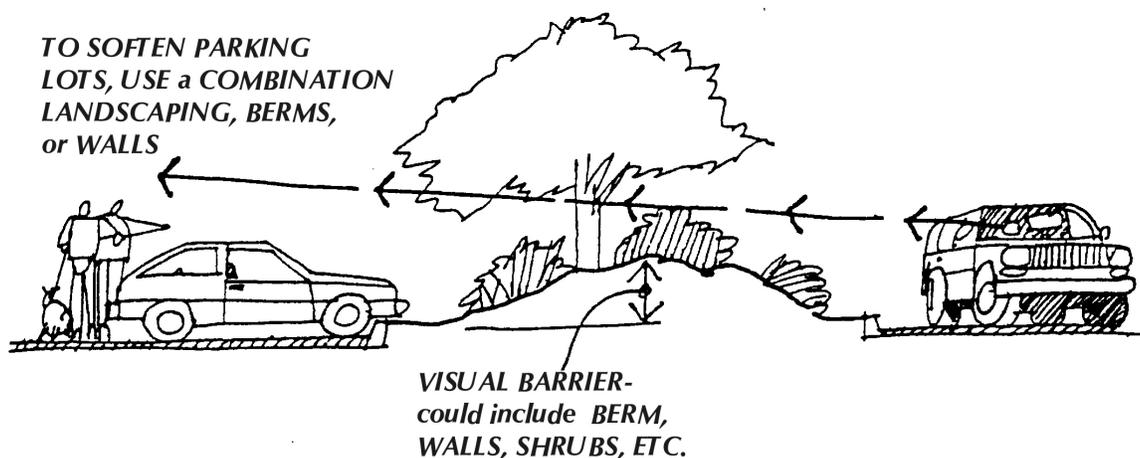
Figure 58 Office Professional Conceptual 1-Story Architecture

Figure 59 Office Professional Conceptual 2-Story Architecture

10. PARKING, LOADING, OUTDOOR STORAGE AREAS

The requirements for onsite parking throughout Campus Park shall be in conformance with County onsite parking requirements. Parking areas shall be screened from view from public roads where possible using a combination of berms, landscaping, or walls as illustrated below.

Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six feet in height to provide adequate screening. Stored materials shall not be visible above the required walls.



All ground-mounted mechanical equipment, including heating and air conditioning units, shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. All roof appurtenances including, but not limited to, air conditioning units and mechanical equipment, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses.

All multiple family, Town Center, and Professional Office developments shall provide areas for trash storage. These areas shall be fully surrounded with a minimum six-foot high masonry wall, or higher if deemed necessary in site plan approval, and solid gates, to adequately screen the trash area. The enclosure and surrounding area shall be designed to accommodate the trash containers used by the sanitary service operator contracted with the area. The following criteria apply:

- The number of containers shall be as required by the sanitary service operator for all uses on the site.
- Trash areas shall be kept neat and clean.

- The precise location of any trash area shall be approved on the site plan.
- The trash enclosure shall be permanently maintained.

11. SIGNS

An approved Sign Program is required, for the Town Center and Professional Office areas, prior to building permit issuance. Where the Planned Sign Program is silent on an issue, the County of San Diego Off-Premise Sign Regulations commencing at Section 6200 of the Zoning Ordinance and the On-Premise Sign Regulations commencing at section 6250 shall be implemented.

G. GENERAL USE AND PERFORMANCE STANDARDS

A. General Use and Performance Standards

- Land uses shall be as shown on the Campus Park Specific Plan Amendment Land Use Map and as detailed in this Specific Plan text. These include residential, recreational, commercial, office professional, and educational. Streets, utilities, infrastructure and trails are also permitted.
- Development of a total of 751 dwelling units consisting of single family and multi-family dwelling units within the Specific Plan area.
- The Open Space Preserve area will be dedicated to and maintained by the County of San Diego, or other appropriate public agency or private interest organization authorized by the County of San Diego (see Community Maintenance, Figure 60).
- The public Active Sports Complex site shall be implemented by the developer.
- The Active Sports Complex and Trail Staging Area shall be owned and maintained by the San Diego County Parks Department.
- Community elements such as Project entries and parkway landscaping shall be maintained by a Homeowner's Association (HOA). Such maintenance is to be of high quality in accordance with established horticultural practices. Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be "hacked-back" within the development.
- Automatic irrigation systems shall be routinely inspected and maintained in operating condition at all times. Landscape maintenance specifications shall address: a) watering; b) fertilization;

- c) trimming, mowing and pruning; d) herbicide/pesticide programming; e) weeding/debris cleanup; and f) normal building maintenance.
- A Campus Park Homeowner's Association (HOA) will be established and charged with the unqualified right to assess individual lot owners for reasonable maintenance and management costs, which will be established and continuously maintained. The HOA may be responsible for private roads, signage, common area landscaping and irrigation, community entries and gates, private parks, HOA facilities, and other responsibilities, as deemed necessary.
 - Horse Ranch Creek Road and local streets (curbs and asphalt) within Campus Park are developed as public streets and maintained by the County of San Diego. Landscaping within parkways will be maintained by private homeowners or the HOA. All other internal common area Project landscaping is maintained by the HOA. Right-of-way and typical roadway cross sections for all Project roads are set forth in this Campus Park Specific Plan text and on the Campus Park Tentative Map.
 - Individual neighborhoods in Campus Park may adopt Conditions, Covenants and Restrictions (CC&Rs). Landscape maintenance standards may be established for each community for front yards, side yards adjacent to streets and rear yard areas adjacent to open spaces. Each homeowner will be responsible for maintaining their property in accordance with any established CC&Rs. The County of San Diego is not held responsible for enforcing private CC&Rs.
 - Any noise attenuation measures and any light attenuation measures identified in the Campus Park Specific Plan Amendment shall be incorporated into the development through the Tentative Map and building plans.
 - All appropriate utilities within the Campus Park Project shall be placed underground. All utility connections and apparatus shall be coordinated with the site's architectural elements so as not to be exposed except where required by the utility provider. Pad-mounted and/or meter box locations shall include appropriate screening as approved by each utility provider.
 - All accessory uses permitted under Section 6156 of the County of San Diego Zoning Ordinance, subject to the restrictions and limitations specified therein and setback requirements found at Section 4835, shall be permitted except as listed below:

- ~ No silos, windmills, tank houses, coops, wind turbine systems or water vending by machines shall be permitted.
- ~ No retail sales of stable gear, wind turbine systems shall be permitted.
- ~ No roadside sales of agricultural products or horticultural sales shall be permitted.
- ~ No farm employee housing shall be permitted.
- ~ No poultry management or wild animal keeping shall be permitted.
- ~ No large family day care homes for children (seven or more children) shall be permitted.
- ~ No offices shall be permitted outside the office/professional and Town Center districts, except as temporary real estate offices and home offices, and except those which comply with the requirements for a "Home Occupation" as defined within Section 6156 of the County Zoning Ordinance.
- ~ No additional habitable units shall be permitted.
- ~ Bed and breakfast establishments are prohibited.

B. Town Center

Community-serving commercial uses in Campus Park are concentrated in the Town Center core area which functions as the social, commercial and activity center for the community. Standards found in this section apply to all land and buildings within the Town Center. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to the Campus Park Town Center:

- Allowable uses within the Town Center include neighborhood serving commercial retail shops and services; restaurants; offices; public uses such as a post office and library; quasi-public uses such as a day care facility; transit node; and utilities necessary to serve the Specific Plan area.
- Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Setbacks are established during Site Plan review.
- Walls, fencing and lighting shall comply with standards stated in Sections III.F.4.G & H above.

C. Residential Areas

The standards found in this section apply to all land and buildings within the Residential Districts. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to residential uses in Campus Park:

- Allowable uses within Residential Districts include single family and multiple family dwellings; park, recreation and trail facilities; temporary real estate offices and model homes; and utilities necessary to serve the Specific Plan area.
- Dwelling units may be transferred within residential planning areas in Campus Park at the final map stage. Units may be transferred from any residential neighborhood to another, provided maximum density and minimum lot sizes are maintained.
- Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Dimensions and standards are minimums for setbacks and maximums for heights. Minor variations may be permitted subject to DPLU Director review or tract map approval, providing the minimums specified herein are maintained as average minimums. Setbacks are as measured from property line..
- Certain architectural projections (such as media centers or electronics niches often in association with a fireplace) may extend up to 2 feet into yards subject to the following limitations: The projection shall not be placed on foundations and shall have a shelf height of not less than 18 inches above finished floor. The projections total or combined length shall be no longer than the length of the adjacent fireplace; if not associated with a fireplace, the projection shall be limited to a maximum of 5 feet in length, and these projections shall be limited to a maximum of one per yard per dwelling.
- Landscaping of all lots shall be in accordance with the requirements set forth in the Landscape Design Guidelines section of this Specific Plan.
- A fuel modification zone shall be incorporated into residential lots, as required by the North County Fire Protection District standards and approved Fire Protection Plans.
- Walls, fencing and lighting shall comply with standards stated in Sections III.F.4.G & H above.

- Minimum setbacks for single family residential land uses shall be in accordance with Figures 41, Typical Minimum Residential Lot Configuration that follows.

D. Parks and Recreation

Recreational uses in Campus Park are provided through an 8.5 gross-acre active sports facility, conceptually illustrated in Figure 37. Additional opportunities are provided through local parks located within residential neighborhoods (Figures 33, 34, & 36). Standards found in this section apply to all land and buildings within the public and private parks. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to the public park within the Campus Park community:

- Allowable uses within the recreational areas in Campus Park include picnic and play structures and equipment; sports courts and fields; multi-purpose trails; maintenance and restroom buildings; parking lots; and other uses as permitted in the County of San Diego S80 Open Space Zone.
- County owned and maintained parks shall be developed in conformance with standards determined by the County Park and Recreation Department.
- Privately owned and maintained parks shall provide accessibility in conformance with County of San Diego and State of California standards.

E. Open Space and Trails

Campus Park provides preserved open space, also referred to as biological open space, and common area which encompasses fuel management zones and maintained manufactured slopes. In addition, regional and community feeder trails are provided throughout the Project. Standards found in this section apply to all open space land and trails within the Project. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to open space and trails:

- Preserve Open Space consists of natural and revegetated open space and biological open space dedicated to the County Open Space Preserve system. Allowable uses in the Campus Park Open Space Preserve areas include restoration of degraded and/or disturbed native plan habitats for mitigation and management purposes; public utilities and access to utilities; emergency or special needs fuel modification as

determined by the North County Fire Protection District; and regional trails and nature study areas.

- Prohibited uses in Preserve Open Space areas include streets and associated grading; grading and fuel modification landscaping for the Campus Park Specific Plan development area (with the exception of grading associated with trail construction and maintenance); ornamental, non-native landscaping; developed recreational facilities such as picnic and play areas (with the exception of trails and nature study areas); and residential lot accessory uses and landscaping.
- Common area includes manufactured slopes for the construction of streets, residential lots and other uses allowed within the Project; erosion control and fuel modification zones and landscaping; Project entry features, including monument signs, lighting, ornamental landscaping, site furnishings and similar elements; utilities and access to utilities necessary to serve the Campus Park Specific Plan area; recreational uses such as picnic and play areas, tot lots, nature observation and seating areas; and local and regional trails.
- Manufactured slopes shall be planted for erosion control, fuel modification, community identity and aesthetics in conformance with the plant palettes and standards contained in this Specific Plan Amendment.
- Native oaks shall be preserved in open spaces to the maximum extent possible.
- Trails that are part of the County Regional Trail System (Community Multi-purpose Trail and Regional Trails Links) shall be developed in accordance with the County's Trail Standards and shall accommodate equestrians, bicyclists and pedestrians. The Regional Trail System shall be dedicated to the County of San Diego, or another public agency or public interest organization.
- The Campus Park Community feeder trail system shall be designed to accommodate bicyclists and pedestrians. Equestrian use of this trail system shall also be allowed. Where it passes through dedicated open space, the Community feeder trail system shall be dedicated to the County of San Diego or another public agency or public interest organization.
- Trails shall be constructed per the County of San Diego Design and Construction Guidelines. The minimum regional trail easement shall be twenty (20) feet wide. A minimum travel width of at least eight (8) feet is required for trails. Where trails cross natural terrain, the width

may be reduced to four (4) feet wide for a short distance to protect biological habitat. Community feeder trails shall have a minimum travel width of at least four (4) feet and shall be surfaced with decomposed granite.

- Trails shall avoid fragile root areas of trees and shrubs, where feasible.
- Regional trails crossing roads shall be at or near a right angle.
- Traffic signs denoting equestrian crossings shall be located along roadways to promote safety.
- Buttons at equestrian crossings shall be installed at signalized intersections
- Motorcycles and off-road vehicles shall be strictly prohibited on both the regional and community/neighborhood trails.

F. Professional Office

Professional office uses in Campus Park are located in the professional office area in the western portion of the community. Standards found in this section apply to all land and buildings within the professional office district. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to the Campus Park professional office District:

- Allowable uses within the professional office park include medical, professional, real estate and other offices and businesses; research and development of health care, food safety, nutrition; and quasi public uses such as day care facilities and mail services; educational institutions; and utilities necessary to serve the Specific Plan area.
- Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Setbacks are established during Site Plan review.
- A minimum six-foot high, solid masonry wall shall be erected along the property line to separate the professional office use from adjacent districts unless it is determined on an approved site plan that such a wall is not necessary or another design is more appropriate.
- Walls, fencing and lighting shall comply with standards stated in Sections III.F.4.G & H above.
- Noise barriers in excess of ten feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall

not exceed ten feet with the remaining portion of the overall height constructed through berming.

H. FINANCING PLAN

Development of Campus Park requires the provision of adequate public facilities and services. Technical studies prepared for Campus Park identify the Project's impact on existing facilities and the improvements required to serve the Project. These studies include the *Campus Park Traffic Impact Analysis*, prepared by LOS Engineering, 2009 & Technical Memo, August 2010; the *Overview of Water Services for Campus Park*, prepared by Dexter Wilson, 2010; and the *Overview of Sewer Service for Campus Park*, prepared by Dexter Wilson, 2010; and 10% Sewer Report by Dexter Wilson, 2010.

The public facilities and services required to support Campus Park are to be available when needed and financed to ensure that all parcels within the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing.

Table 1 below summarizes on and off site services required to be available at the time of need as well as a description of the recommended financing option(s) for their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant State and Federal laws.

| Table - 17 Facility and Improvement Financing | |
|---|--|
| Required Facility | Recommended Financing Mechanism(s) |
| Off-site Highway & Street Improvements | Developer and/or Formation of Assessment District/TIF and/or Reimbursement Agreements |
| Circulation Street Improvements & Expansion | Developer and/or Formation of Assessment District/TIF and/or Reimbursement Agreements |
| Drainage & Storm Water Management | Developer and/or Formation of Assessment District |
| Water | Developer improvements and Payment to Rainbow Municipal Water District of capacity, and connection fees |
| Sewer | Developer improvements and Payment to Rainbow Municipal Water District of connection fees |
| Schools | Payment of fees |
| Parks & Trails | Land dedication , Parkland Dedication Ordinance funds, County Service Area participation for maintenance |
| Open Space Preserve | Habitat Management District and/or applicable application of Habitat Management Plan, and LMD |
| Fire, Paramedic & Law Enforcement | Fees |

Figure 60 Community Maintenance

IV. Implementation

Campus Park Specific Plan Amendment and General Plan Amendment Report

IV. IMPLEMENTATION

A. DEVELOPMENT APPROVALS REQUIRED

To implement the Campus Park Specific Plan Amendment, various discretionary and ministerial permits and applications must be submitted and approved, as summarized in Table 20 below:

| Table - 18 Required Development Approvals | | |
|---|---|--|
| PERMIT/APPROVAL | AGENCY | PURPOSE |
| General Plan Amendment | San Diego County Department of Planning and Land Use (DPLU) | In Land Use Element, modify land use designations and densities. In Circulation Element, modify circulation plan to reflect proposed roads and classifications. In Fallbrook Community Plan, modify text regarding Project site. I-15 Corridor Subregional Plan, modify text and maps in reference to Project site. |
| Zone Reclassification | DPLU | Reflect specific plan amendment land uses. |
| I-15 Master Specific Planning Area | DPLU | Modify to reflect specific plan amendment. |
| Specific Plan Amendment | DPLU | Modify to reflect land uses, zoning and development guidelines. |
| Vesting Tentative Map / Vesting Site Plan | DPLU | Create lots. |
| "B" Special Area Designator Site Plan | DPLU | Review for compliance with I-15 corridor guidelines. |
| "V" Setback Site Plan | DPLU | Establish setbacks. |
| Right-of-way Permit(s) | San Diego County Department of Public Works (DPW) | Work in County road right-of-way. |
| Grading Permit(s) | DPW | Site preparation. |
| Final Map | DPW | Final mapping of lots. |
| Improvement Plans | DPW | Plans for roads, utilities. |
| Well Destruction Permit | DEH | Site preparation. |

| Table - 18 Required Development Approvals | | |
|--|---|---|
| PERMIT/APPROVAL | AGENCY | PURPOSE |
| 4(d) Habitat Loss Permit | County of San Diego U.S.Fish & Wildlife Service CA Dept. of Fish and Game | Coastal Sage Scrub Habitat take. |
| 401 Permit | San Diego Regional Water Quality Control Board (SDRWQCB) | Water quality certification. |
| 404 Permit | U.S. Army Corps of Engineers | Clean Water Permit. |
| 1603 Permit | CA Department of Fish and Game | Streambed Alteration Agreement/Memorandum of Understanding. |
| Section 7 Consultation or Section 10a Permit | US Fish and Wildlife Service | Incidental take. |
| Air Quality Permit | Air Pollution Control District | Permit to construct/permit to operate. |
| National Pollutant Discharge Elimination System (NPDES) Permit | SDRWQCB | Discharge approval. |
| General Construction Storm Water Permit | SDRWQCB | Storm Water runoff. |
| Waste Discharge Requirements Permit | SDRWQCB | Waste discharge. |
| State Highway Encroachment Permit | CA Department of Transportation | Work in state r/o/w. |
| Water District Approval | Rainbow Municipal Water District | Water service. |
| Sewer District Approval | Rainbow Municipal Water District | Sewer service. |
| School District Approval | Fallbrook Elementary/Fallbrook Union High School District/Bonsall Unified School District | School service. |

B. CONCURRENT PROCESSING

Some of the reviews and discretionary actions listed in Table 20 above occur simultaneously. The Campus Park Project has filed for concurrent processing of General and Community Plan Amendments, a Zone Reclassification, a Specific Plan Amendment, Vesting Tentative Map, Grading and Drainage Plans, Site Plans for Vesting, “B” Designator, and “V” setback, and Environmental Impact Report.

C. SUBSEQUENT APPROVALS REQUIRED

Specific Plan implementation requirements are based on the regulatory provisions of the County of San Diego Zoning Ordinance and apply to all portions of the Campus Park community. The use of all land, and the construction, reconstruction, alteration, expansion or relocation of any building, or structure, shall conform to the applicable requirements of the Campus Park Specific Plan and the County of San Diego Zoning Ordinance. Development approvals required in this Specific Plan allow for consistent implementation of the goals, objectives and policies as contained in the Land Use, Circulation, Open Space/Conservation, Services and Facilities, and Community Design and Operation Elements (Sections III.B through III.F above). Where discrepancies or conflicts between Specific Plan Amendment and County development regulations or zoning standards exist, the Campus Park Specific Plan Amendment shall prevail.

Several steps occur prior to actual construction of common areas, public facilities, single family and multiple family neighborhoods, the professional office areas, park and commercial sites in Campus Park. Depending on the nature of the proposed development, one or more of the following review procedures will apply:

Final Maps: Upon compliance with conditions placed on the tentative map(s), multiple final maps may be recorded, allowing the creation of individual lots within the various residential neighborhoods, office professional, Town Center and open space dedications of Campus Park.

Site Plan Review: The site plan review process includes the submittal and review of sketches, text, drawings and maps to address specific details of a project, as required by this Campus Park Specific Plan. The review process may address physical design, placement of buildings and structures, interior vehicular and pedestrian access and the provision of improvements. In Campus Park, site plan review is required by a “V” Setback Designator in the residential, Town Center, and professional office portions of the plan. A “B” Special Area Designator is applied to the entire site to address the protection and enhancement of scenic resources within the I-15 Corridor area. Site Plans are reviewed and approved by the Director of Planning and Land Use. Decisions are appealable to the Planning Commission and Board of Supervisors.

Administrative Review: Typically, this permit is utilized in situations where the approval of uses or structures has only a minor impact on surrounding areas; therefore, the protection of the public welfare does not require a public hearing. Administrative permits also establish entities that provide for long term maintenance of common uses or areas, such as homeowners associations.

Grading Permit Review: Pursuant to the County's Grading Ordinance, grading plans for Campus Park are subject to grading review and approval and must be found consistent with the approved tentative map and Site Plans.

Improvement Plan Review: The improvement plan process includes review of plans to construct infrastructure that is conditioned as part of Project approval.

Building Permit Review: The building permit process, a ministerial review, includes plan check(s) of construction documents for buildings and structures required to obtain building permits.

D. PHASING

Campus Park will be developed over a four to seven-year period in a logical and orderly expansion of roadways, public utilities, and infrastructure (Figure 61, Phasing). Construction of residential development will be phased to provide a variety of housing product types to meet market demands. Market conditions, funding for public facilities and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond ten years. Project phasing is non-sequential in order to adjust to unforeseen market changes or regulatory constraints, provided streets, water, sewer, and other necessary infrastructure improvements are in place to ensure Campus Park is adequately served. Infrastructure must be implemented in accordance with the requirements of the County Department of Public Works.

The Campus Park Specific Plan phasing includes six units, as shown in Figure 61. Unit one consists of off-site road improvements (as determined by traffic studies), the relocation of Pankey Place and Horse Ranch Creek Road, extension of water service from the north into the development area, construction of a new sewer main in Pankey Road and Horse Ranch Creek Road, and off-site sewer system improvements, including the sewer pump station. The Campus Park property naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities will also occur. Planning areas R-1, R-2 R-3, and parks P-2, P-4, P-5, P7, and P-8 are expected to be constructed in this initial unit following implementation of necessary infrastructure.

The second unit of development includes the multi-family sites MF-1, and MF-2.

Unit three occurs in the northern area of the property and includes planning areas R-4, R-5, and park site P-1 and P-6. It also includes the sports complex (SC-1) in the central portion of the project.

The fourth unit of development consists of park site P-3 in the northern portion of the Project.

The fifth unit consists of the professional office sites PO-1 and PO-2.

The sixth and final unit consists of the Town Center (TC-1). Commercial viability of the Town Center is based on the resident population of the community and market conditions.

Figure 61 Phasing Plan

V. Consistency of the Project with the County of San Diego General Plan

Campus Park Specific Plan Amendment and General Plan Amendment Report

V. CONSISTENCY OF THE PROJECT WITH THE COUNTY OF SAN DIEGO GENERAL PLAN

Policies applicable to Campus Park are contained in the Fallbrook Community Plan (FCP, including the Interstate 15 Corridor Subregional Plan and the Interstate 15/Highway 76 Interchange Master Specific Planning Area [MSPA]), San Diego County General Plan, County Light Pollution Code and Natural Community Conservation Planning Program. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses.

Additional regulating ordinances include the County Zoning Ordinance, County Subdivision Ordinance and the Congestion Management Program. The Zoning Ordinance identifies permitted uses of the Project site, consistent with the land use designations of the General Plan and Community Plan. The Subdivision Ordinance (SDO), contained within Title 8, Division 1 of the San Diego Code of Regulatory Ordinances, sets forth development standards for the subdivision of land with respect to design, dedication and access, and required improvements. Guidelines contained in the Congestion Management Program (CMP) stipulate traffic impact analysis and impact mitigation.

Many of these issues are addressed in several elements of both the General and Community plans. Appendix A includes the goals and policies determined to be most appropriate in assessing consistency with the Community Plan, General Plan Elements and additional ordinances. The goal or policy is provided, followed by a discussion of how the Project addresses the item. This consistency analysis is also provided in the Campus Park Specific Plan Amendment Project EIR.

VI. Appendices

Campus Park Specific Plan Amendment and General Plan Amendment Report

APPENDIX A – LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

APPENDIX B – PROPOSED EDITS TO FALLBROOK COMMUNITY PLAN

The following text is proposed added to the Fallbrook Community Plan as part of the Plan's Appendix A: Land Use Element, immediately following the description of Peppertree Specific Plan Area.

A. DESCRIPTION OF AREA

The Campus Park Specific Plan Area is located approximately six miles southeast of the downtown Fallbrook and 46 miles north of downtown San Diego. The area consists of two non-contiguous parcels separated by Pankey Road. State Route (SR) 76 (also called Pala Road) forms the southern boundary of the 416.1-acre Project site, and Interstate 15 (I-15) borders a portion of the northwestern edge. The Specific Plan Area is approximately 3,000 feet across (east-west) at its widest point and approximately 11,000 feet (two miles) from the northern to southern boundary.

B. PROJECT DESCRIPTION

1. LAND USES:

The Campus Park Specific Plan is a mixed-use community including the following, as shown in Figure 10:

- 521 single-family homes
- 230 multi-family homes
- public active sports facility
- one trail staging facility
- seven homeowner's association (HOA) recreational facilities (parks)
- office professional use
- Town Center
- common area open space (fuel modification zones and manufactured slopes)
- biological open space preserves

C. INFRASTRUCTURE:

Infrastructure necessary to support the development includes the following:

- on- and off-site roadways, sewer lines and water lines
- on-site sewer pump station
- storm drains

1. UTILITIES:

The Campus Park Specific Plan Area requires the extension of new sewer, water, gas, electric, and phone/cable lines throughout the development. All new utility lines would be installed underground within the limits of the Specific Plan Area.

2. GRADING:

The Specific Plan Area requires grading and improvements. On site earthwork is balanced with an estimated 1.61 million cubic yards (c.y.) of cut and 1.61 million c.y. of fill. Grading is consolidated in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. The maximum height of a manufactured slope (located in the northern portion of the Project, along the eastern edge of Pala Mesa Heights Road) is 65 feet; slope gradients are proposed at a maximum ratio of 1.5:1 for cut slopes and 2:1 for fill slopes. Prominent rock outcroppings are preserved. Blasting is anticipated at higher elevations, as necessary.

3. PHASING:

Grading Phasing: The first phase of grading involves the entire southern and central portions of the Specific Plan Area up to and including the current Pala Mesa Heights Drive. Also included in this grading phase is the off-site portions of the Horse Ranch Creek Road (the southern extension from the Project site to SR 76 and a small northern segment that would transition from the new Horse Ranch Creek Road to the existing Pankey Road) and the roadbed for Pankey Road. The second phase of grading involves the proposed development area north of Pala Mesa Heights Drive.

4. PRODUCT PHASING:

Campus Park will develop over an approximate four to seven-year period to ensure a logical and orderly expansion of roadways, public utilities, and infrastructure. Market conditions, funding for public facilities, and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond that period. Infrastructure necessary to serve the proposed development would be implemented in accordance with the requirements of the County of San Diego Department of Public Works (DPW) prior to construction of housing or other land uses.

The initial phase of development consists of off-site road improvements (as noted above), extension of water service from the north into the development area, construction of a new sewer main in Pankey Road and Horse Ranch Creek Road, the sewer pump station, and off-site sewer system improvements. The site naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities also occurs during the first phase. PAs R-1, R-2, R-3, and park sites PA P-2, P-4 (trail staging area), P-5, P-7 & P-8 are constructed in Phase 1, following implementation of necessary infrastructure. In addition, all open space areas (OS-1 through 6) are dedicated during Phase 1; this would include construction of the detention basin in PA OS-5.. Phase 2 of development occurs in the central area of the property and includes PAs MF-1 and MF-2. Phase 3 includes the PAs R-4, R-5, and park site PA P-1 and P-6. The development of park site PA P-3 in the northern portion of the property is completed during Phase 4. Phase 5

consists of the construction of the office professional buildings in the northern portion of the site. The final phase (Phase 6) includes development of the Town Center and the sports complex (SC-1).

D. CONDITIONS

1. GENERAL

- Assure consistency with all existing state laws and local ordinances.
- Implement the goals, objectives and policies of the County of San Diego General Plan, Fallbrook Community Plan and the I-15 Corridor Subregional Plan.
- Ensure that public facilities are provided in a timely manner and financed by parties creating the demand for, and receiving the benefit from, the improvements.
- Promote development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- Provide high quality housing to help meet current demands.

2. RESIDENTIAL

- The overall residential density in the Campus Park Specific Plan shall not exceed 1.9 dwelling units per acre.
- A maximum of 521 single-family residential dwellings are permitted on 113.5 acres. A maximum 230 multi-family residential dwelling units are permitted on 24.3 acres.
- A variety of lot sizes and housing types, including single family and multiple family homes, shall be provided to accommodate the existing and forecasted population increase.
- A maximum building height of 35 feet (two stories over parking) is allowed in the residential portions of Campus Park.
- The minimum residential lot size shall be 4,000 square feet.

3. TOWN CENTER

- The Town Center character shall be guided by the following qualities:
 - ~ Location near center of overall Specific Plan.
 - ~ A concentration of commercial activity to serve surrounding land uses.
 - ~ Compatibility with proposed adjacent land uses.
 - ~ Views to surrounding hills.
 - ~ Opportunity for office and retail uses.
- Access to the Town Center will be provided by arterials, connecting with a pedestrian oriented grid system of streets and well defined linkages to community open space.
- Allowable uses in the Town Center may include neighborhood-serving commercial retail shops, services and restaurants; and public/semi-public uses such as a post office, day care facilities, and residential uses.

4. OFFICE PROFESSIONAL

- Office professional activities shall be located in configurations that conform to the Campus Park Specific Plan Land Use Plan.
- A maximum building height of 35-feet is allowed for two story structures.
- Professional office uses and buildings shall be linked and unified through a system of plazas, pathways, circulation corridors, and open spaces.
- Pedestrian trails shall link the professional office area with the Town Center and residential areas.

5. OPEN SPACE AND RECREATION

- Development shall be consolidated on the flatter, less environmentally sensitive areas to preserve and protect sensitive habitats.
- Areas of unique environmental and aesthetic value shall be conserved through dedication of open space easement(s) or other appropriate means.
- Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
- Residential uses shall not be allowed within the identified open space areas of the Specific Plan Area.
- A variety of public and private recreational opportunities shall be provided throughout the Campus Park community.
- Recreational land uses in open space areas shall minimize grading and environmental impacts.
- Edges of development shall be softened through the use of contour grading techniques and appropriate landscaping.

APPENDIX C – PROPOSED EDITS TO I-15 CORRIDOR SUBREGIONAL PLAN

Note:

The I-15 Corridor Subregional Plan, as contained within the Fallbrook Community Plan, consists of text and map of the Corridor, which extends approximately 20 miles from the Escondido City limits to the Riverside County line and contains the ½-acre to 2-mile viewshed area on either side of the freeway. In addition, the Corridor Plan includes goals and policies for scenic preservation, land use, public services and facilities, circulation, conservation, coordination and implementation. As described in Chapter 5 of the Campus Park Specific Plan Amendment and General Plan Amendment Report, Campus Park is consistent with the I-15 Corridor Plan. Therefore, no text or map edits are required.

APPENDIX D –PROPOSED EDITS TO INTERSTATE 15 / HIGHWAY 76 INTERCHANGE MASTER SPECIFIC PLAN

GENERAL DESCRIPTION

The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. Because of its location at the intersection of an interstate highway and a major state highway, it is anticipated that this area will become a logical node of future development. The Master Specific Plan process is suggested because: a) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and b) the Specific Plan process is defined in State law and is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

The principal land use components of the proposed plan include the adopted Campus Park/Hewlett Packard industrial/research park specific plan, as modified by the Campus Park Specific Plan Amendment for 416.1 acres. Land uses in the MSPA include residential areas to meet some of the anticipated housing needs of the community, professional office areas, supporting neighborhood commercial areas, parks, trails and open space. The overall residential density of the Campus Park Specific Plan Amendment area would be 1.9 dwelling unit per acre, based on the total acreage within the Specific Plan Amendment Area, with a maximum of 751 dwelling units. Additional residential units may be proposed in other portions of the MSPA, as described below under “Recommended Master Specific Plan Land Uses. No “clustering” of residential uses would be allowed beyond that already authorized in approved maps, permits or specific plans. Additional housing to support anticipated employment needs would come from the surrounding Fallbrook community and Rancho California to the north in Riverside County.

Preliminary analysis at the time of MSPA adoption indicated that the area does not have the necessary service, utility and road infrastructure to support the entire proposed plan; therefore, further studies were required to identify the detailed needs of the plan area and appropriate methods to support those needs. Such studies, made part of the Campus Park Specific Plan Amendment, consider the local as well as regional consequences of the proposed uses. For areas not covered by the Campus Park Specific Plan Amendment, provisional zoning with a 20-acre minimum lot size remains as a holding zone until final zoning and component Specific Plans are adopted by the Board of Supervisors.

IMPLEMENTATION

Additional studies are required for the properties within the Master Specific Plan Area before the recommended land use designations are finalized by the Board of Supervisors. These studies include the following: 1) traffic analysis; 2) facilities financing plan; 3) market analysis; 4) San Luis Rey River Plan; 5) detailed Dark Sky Policy implementation measures; 6) more detailed design guidelines in conformance with the I-15 Corridor Scenic Preservation Guidelines; and 7) a park and open space/trails plan. These studies will analyze the proposed plan and determine the necessary infrastructure to support the suggested planned development. In addition, they will determine how and when the needed services, utilities and roads can be built, and establish a financing and phasing plan to construct these improvements as needed. The studies may indicate that some of the land uses suggested here have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final Master Specific Plan and its component Specific Plans.

INTERIM ZONING

The Master Specific Plan Area is recommended to be zoned as a Holding Area Use Regulation (S90) until the necessary supporting technical studies are carried out and the Master Specific Plan Area and its implementing zones are adopted by the Board of Supervisors after later public hearings. The County Zoning Ordinance, Section 2900, states that "... this zone [S90] is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and utilities are unavailable or for which the determination of appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other data. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development.

Until the Master Specific Plan is adopted by the Board of Supervisors, and the land contained therein appropriately zoned to implement the Master Specific Plan land uses, only the land uses allowed in the S90 Use Regulation as defined in Sections 2900-2908 in the Zoning Ordinance shall be allowed, with a minimum lot size of 20 acres.

The entire Master Specific Plan area shall have a Special Study Area Regional Category.

Development shall also be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisor's Policy I-59 (Large Scale Project Review). Except for the pipeline provisions contained in the County General Plan, County Zoning Ordinance (Section 1019), and the Subdivision Ordinance (Section 81.102.13.1), all properties within the proposed Master Specific Plan Area must comply with the conditions contained herein, unless those uses or rights are already vested.

It is anticipated that the detailed studies required to produce the Master Specific Plan will further define the appropriate land uses within the Project area, describe and schedule the infrastructure elements and specify the detailed measures needed to support and/or mitigate the potential adverse effects of these uses. Any further implementation

beyond the S90 Holding Zone towards the target land uses and suggested residential densities will depend on the completion of the Master Specific Plan. Until its adoption and subsequent rezoning by the Board of Supervisors, no change in land use beyond the 20-acre minimum lot size will be allowed.

NECESSARY SUPPORTING STUDIES

A. River Plan

The Master Specific Plan Area is bisected by the San Luis Rey River which contains valuable riparian vegetation and sand resources, but which also poses potential flood threats to man-made improvements within the river. A Comprehensive River Plan shall be prepared which defines the boundaries of the river and the floodplain. It shall address the preservation of natural resources and identify measures to protect the river's resources and existing or needed improvements against potential hazards. This planning study shall be integrated to the fullest extent feasible with the Least Bell's Vireo Comprehensive Species Management Plan and Habitat Conservation Plan for the San Luis Rey River, currently being developed by the San Diego Association of Governments (SANDAG). To the extent possible, the floodplain shall be preserved as permanent open space and the water course shall be kept natural except for ongoing legally permitted uses. No alteration to the flood way or floodplain should be allowed if it is found to have adverse downstream impacts.

B. Traffic Study

A model-based detailed subarea traffic analysis must be completed and approved for the entire Master Specific Plan Area, concentrating on the type and timing for improvements in the State Route 76 and the Interstate 15 Interchange area. This study shall determine the ultimate traffic impact on the affected road network and the needed amendments to the Circulation Element. Such amendments shall be completed and development plans conditioned accordingly as part of the Master Specific Plan implementation.

C. Facilities Financing Plan

A facilities financing plan acceptable to the Department of Planning and Land Use shall be required as part of the preparation of the Master Specific Plan. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed and appropriate phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.

D. Phasing Plan

A phasing plan shall be prepared timing all proposed developments to the stipulations of the facilities financing plan.

E. Market Analysis

As part of the Master Specific Plan, a market analysis shall be required for each of the development plans, showing the type, size, period and rate of development that can be expected to occur as justification for each project. This analysis shall evaluate the fiscal

impact of each proposed project and the combined Master Specific Plan on the County government and the service agencies.

F. Dark Sky Policy

Due to this area's proximity to the Palomar Observatory, the proposed Master Specific Plan shall develop implementation guidelines in conformance with the Astronomical Dark Sky Policy as contained in the Conservation Element of the County General Plan. The implementing Specific Plans shall be conditioned to require restrictions on lighting design and placement, operating hours for exterior lights, mitigation through landscaping and other measures deemed appropriate at the time the Specific Plans are reviewed.

G. Design Guidelines

All development proposals within the Master Specific Plan Area shall conform to the I-15 Corridor Scenic Preservation Guidelines. In addition, more detailed design guidelines shall be prepared for this Master Specific Plan Area by the Design Review Board established for the I-15 Corridor Area. This design study should specifically address the appropriate lot sizes, design standards and potential mitigation measures to areas within the Master Specific Plan Area.

H. Park/Open Space

A Park/Open Space and Trails Study will be requested in conjunction with the other required studies to establish an integrated park, open space and trails plan for the Master Specific Plan Area. The San Luis Rey River should serve as a primary focus for this plan.

PROPOSED LAND USES

Recommended County General Plan Regional Category

1. Special Study Area (SSA): This category is being applied on an interim basis because development should be restricted pending completion of the detailed studies being required for the Master Specific Plan area.

Recommended Master Specific Plan Land Uses (Permitted only after necessary studies, environmental review and confirmation by adoption of a Master Specific Plan by the Board of Supervisors. It is anticipated that each ownership would be implemented by individual Specific Plans.):

1. Campus Park Specific Plan Amendment: (Areas B and C of Specific Plan 83-01, plus additional area to the north) consists of 416.1 acres, of which 11.5 acres are designated for office professional and 8.1 acres for a commercial Town Center. A total of 751 dwelling units (521 single family and 230 multi-family) are included in the plan, along with 236.4 acres of park, sports field and open space preserve area. Required studies have been prepared to assess all issues associated with the Project.
2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01), is recommended to be studied for two separate uses including the present mobile home park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the I-15 Corridor.

If the proposed use is approved after the required studies, the Master Specific Plan would require the amendment of the existing Hewlett-Packard Campus Park Specific Plan.

3. Robert Pankey property: 92 acres, designated (21) SPA (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.
4. Edgar Pankey property: 90 acres designated (21) SPA (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).
5. Lake Rancho Viejo: (Specific Plan 81-02) 469 acres currently designated for 816 mobile home/manufactured units, open space and agriculture. Within Lake Rancho Viejo, Phase I of TM 4249 (P81-023) has been approved as a final map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property; it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of Tentative Map 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being

applied which would allow the approved map to guide the development. If any substantial changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to the Specific Plan or a rezone should be examined in the facilities study and any necessary future CEQA review.

6. Jenkins property, 57 acres, is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of SR 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.
7. North American Resorts property, 37 acres, proposed as (24) Impact Sensitive (allowing one dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan element of the proposed Master Specific Plan.
8. Jones property, 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

Approximately 3 to 4 acres of the most level area (portion of Parcels 1 and 2) would be developed as General Commercial (freeway-oriented).

The balance of the property (Parcels 3 and 4, portion of Parcels 1 and 2) would be designated Open Space in order to provide permanent buffers to surrounding existing uses.

APPENDIX E – 1000 SCALE VICINITY MAP

APPENDIX F –SERVICE DISTRICT LETTERS

APPENDIX G - COUNTY OF SAN DIEGO ZONING ORDINANCE SUMMARY