

## **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.