County of San Diego General Plan Update

FALLBROOK COMMUNITY PLAN

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Fallbrook Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: MARK WARDLAW, Director
Planning & Development Services

Amendments

January 11, 2012 – GPA 04-002

June 18, 2014 – GPA 05-003

November 18, 2015 – GPA14-001

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INTRODUCTION TO THE COMMUNITY PLAN

Purpose of the Community Plan

Community and Subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These distinct communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and Subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or Subregional plan (Plan) is a key tool for the public, Community Planning/Sponsor Groups, County staff, and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

Scope of the Community Plan

This Community Plan covers the planning area of Fallbrook, which is illustrated in Figure 1. This planning area includes approximately 36, 084 acres.

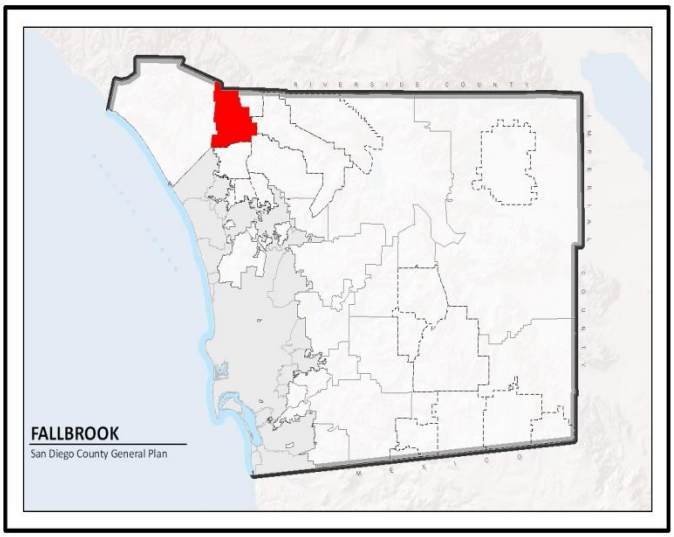


Figure 1: Fallbrook Community Planning Area

Content and Organization of the Community Plan

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement. A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.

Community Profile/Community Character. A description of the Community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.

Elements. Due to the breadth and detail of the Countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- *Land Use*. Application of countywide land use designations and goals and policies to reflect the distinguishing characteristics and objectives for the Community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics.
- *Mobility*. Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Circulation Element. Policies may also address unique Community issues such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.
- *Conservation and Open Space*. Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.
- *Safety*. Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.
- *Noise*. Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting and hillsides in contrast to those located adjoining urban and suburban development.

Public Involvement in Preparing the Community Plan

This plan was prepared by the Fallbrook Community Planning Group, in conjunction with staff.

How to Use the Community Plan

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan Appendix LU-A-7) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

Implementing, Monitoring, and Amending the Community Plan

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation, and to amend the Plan when necessary. Each Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Community Planning/Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

COMMUNITY BACKGROUND

a. History

Fallbrook has a long history rich with Indian heritage and agriculture. Among the early settlers were the Reche brothers who left Fall Brook, Pennsylvania, to establish a farm here in 1869. They planted fruit trees, grapes and later raised bees for honey. They chose the name Fall Brook for their ranch.

Many others, drawn by the fertile soil and mild climate, soon made their homes here and the community became known as Fallbrook. As the population increased, the first Post Office was established in 1878.

In the early years, dry farming was common for the production of wheat and olives. As water systems were established in the region, avocado production became widespread. The growth of agriculture spurred the development of a railroad line between Fallbrook and the coast in 1890 which led to increased exports, growing demand, and the rapid rise of acreage under production. Fallbrook became known as the "Avocado Capital" of the world. To this day, agriculture has remained an important component of the community's economy and lifestyle.

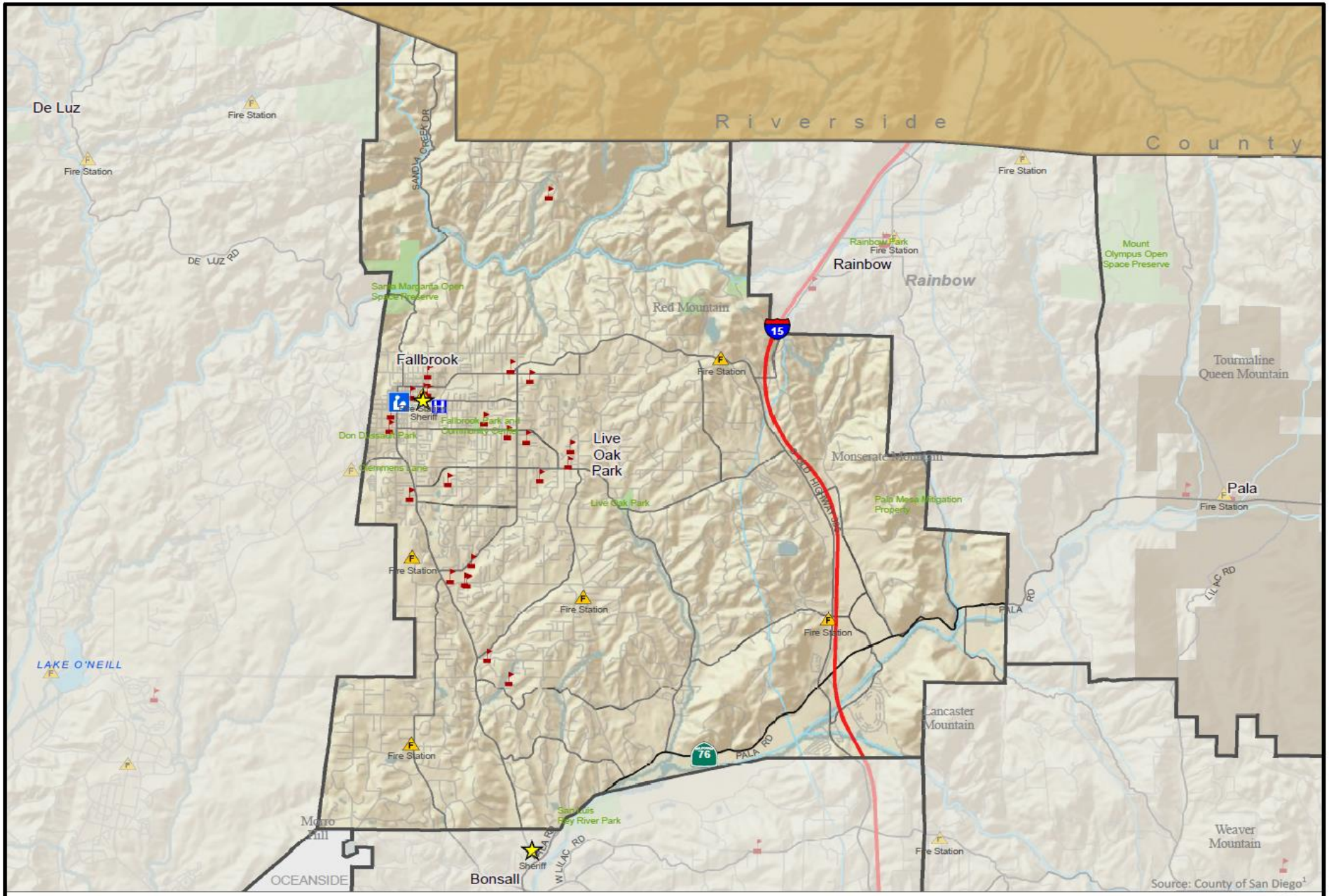
b. Relationship to Adjoining Communities

Bonsall, Rainbow, and DeLuz are Fallbrook's neighboring communities, and share the same general history and rural characteristics as Fallbrook (see Figure 2, Fallbrook Context Map on page 5). Fallbrook provides a variety of goods and services for these adjacent communities, in addition to medical personnel and facilities, schools, recreation, and entertainment opportunities. Bonsall is represented by a Sponsor Group, Rainbow has a Community Planning Group, and DeLuz has chosen to remain under the direct authority of San Diego County. Fallbrook, Bonsall, and Rainbow are also represented on the I-15 Corridor Design Review Board.

Immediately west of downtown Fallbrook is Marine Corps Base Camp Pendleton and the Naval Weapons Station. Many current and retired Marine and Navy families make their home in Fallbrook. Fallbrook, Camp Pendleton and Naval Weapons work together on many community events. In times of natural disaster, they share emergency response teams, military and community personnel, and mutual assets for the benefit of all.

c. Environmental Setting

The hills, rivers, streams, preserves, and trails of Fallbrook offer residents and visitors a mix of rural charm and wildlife habitat in an area with the largest number of wildlife species in the nation. Nature preserves with ample hiking trails are scattered throughout the greater Fallbrook area. Historic Live Oak Park is the epitome of the oak groves that dot the community.



FALLBROOK CONTEXT MAP

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d. Existing Land Uses and Community Character

The town center of Fallbrook has a mix of high density residential uses — such as apartments and townhouses, alone with single family dwellings that are intertwined with light manufacturing and retail business. The original segment of the downtown area, now designated "Historic Fallbrook," reflects the early architectural character of the community and the rural ambiance.

This historic section of town originally served the area's agricultural base with three packing plants and retail stores. As more and more newcomers arrived who were not involved in agriculture, Fallbrook gradually became a bedroom community, with residents who commuted long distances to jobs in neighboring communities. In recent years, the downtown area has developed into an active arts community with galleries, workshops, art schools, and similar art-related enterprises.

The character of the community is wide ranging. It has retained its family farm oriented culture, while adding an influx of young families fleeing urban life, retirees venturing into country life, and farm workers that supply labor. For many, the character of Fallbrook is defined by their change from big city indifference to small town friendliness, interdependence, and traditional family-community values.

e. Existing Circulation and Mobility

Circulation and mobility is currently impacted by limited east/west connections and increased pass-through traffic. Long planned State and County road construction could help to relieve the current problem. In the meantime, major connector roads are heavily impacted by the fact that Fallbrook is a bedroom community requiring hours of long distance commuting to workplaces outside the community.

f. Existing Community Facilities and Infrastructure

The community is serviced by the Fallbrook Public Utility District (FPUD) and Rainbow Water District. Both provide water and sewer to residents within their service areas. FPUD provides a facility for recycling water and services a recycled water line that supplies some commercial and community irrigation needs. Each district has a governing board.

Community roads are maintained by the San Diego County Department of Public Works. Some are in chronic need of repair. There are also many private roads maintained by road maintenance agreements, as well as private roads with no maintenance agreements. Some private roads have essentially become public thoroughfares and also are in need of repair and maintenance.

The Fallbrook Library was opened in 1913, and was the first branch of the San Diego County Public Library system. It has more than 25,000 library cardholders, which is over half of all local residents. The Library circulates more than 200,000 items per year (540 items per day) and has one of the highest public utilization rates in the county.

The Fallbrook Library sponsors a number of community-wide events throughout the year. It also provides a highly popular and profitable book store for "gently used"

books and other learning materials. There is an active event calendar inside the library for youth, book lovers, art lovers, music lovers, and for all age ranges and interests. The library is enthusiastically supported by all segments of the community.

Fallbrook has numerous organizations which are dedicated to improving the quality of life through community enhancements, education, and all types of recreation. Community venues offering recreational opportunities to local residents that are in partnership with the San Diego County Park and Recreation Department include:

1) Live Oak Park, a County Regional Park with support from the Live Oak Park Coalition to maintain and improve that facility,

2) Beech Street Park, in the heart of Fallbrook built in cooperation with the Fallbrook Village Association (FVA) and SD County, but currently maintained by the Fallbrook Beautification Alliance (FBA).

3) The Pico Promenade, a linear park with pathway connecting south and north Fallbrook, originally planted by the Fallbrook Land Conservancy/Save Our Forest (FLC/SOF) and now maintained in cooperation with the FBA.

4) A 225-acre open space preserve adjacent to the Santa Margarita River watershed opened by the Fallbrook Land Conservancy (FLC)/Trails Council and the San Diego County Parks and Recreation Department. This preserve includes a large staging area with picnic facilities and corrals for equestrian use.

5) The San Luis Rey River Park, a planned 900-acre park still in the development process, will ultimately extend along the San Luis Rey River at the southern boundary of Fallbrook. It will feature hiking, biking and equestrian trails, playing areas, bathrooms, nature preservation and habitat restoration among other things.

6) Don Dussault Park, a small pocket park centrally located in a multi-family housing area.

Other venues offering recreational and educational opportunities provided and maintained by private entities include:

7) Seven Nature Preserves totaling 1885 acres owned in perpetuity by the FLC. Of these, 650 acres are open for public use.

8) Ingold Sports Park, a separate non-profit, facility for all age sport participation.

9) The Palomares House and Park, headquarters of the FLC with walkways, an arboretum, native plants exhibits, and wildlife sculptures.

10) The Historical Society features a museum and barn with planted grounds open to the public.

11) The 1400-acre Santa Margarita River watershed is partially owned by the FPUD. Through a use and maintenance agreement with the FLC, hiking and equestrian trails are maintained by the Trails Council and open for public use.

(Note: The Santa Margarita River watershed and Open Space Preserve contains approximately 14 miles of continuous hiking and equestrian trails for public use.)

The Fallbrook Community Planning Group (FCPG) has adopted a trails and pathway plan that connects with the San Diego County Trails Master Plan. It will provide non-motorized travel throughout the community. Implementation is triggered by discretionary permits as property is developed and through voluntary participation.

Members of the County Service Area 81 advise the San Diego County Parks and Recreation Department on park developments.

The Fallbrook Union Elementary School District (FUESD) has nine schools which include two campuses on Camp Pendleton. FUESD maintains the original DeLuz School as an outdoor classroom. The Fallbrook Union High School District serves Fallbrook, Bonsall and part of Camp Pendleton with three separate campuses. School traffic and related parking issues severely impact the circulation and mobility problems facing the community.

g. Public Safety

Fallbrook is served by the San Diego County Sheriff's Department with a substation manned by 36 deputies, five staff members, six reserve officers, and a Sheriff's Explorer Post. A Senior Sheriff Volunteer Patrol of 57 dedicated volunteers augments the services of the Sheriff's Department.

The North County Fire District, through a locally-elected Board, services Fallbrook, Bonsall and Rainbow with six stations strategically located. Five of these are full time stations. The sixth, in Rainbow, is a volunteer station. Fire Department personnel monitor fire safety for the community year round and provide on-going fire safety education and related services. The Fallbrook Fire Marshall is an integral part of the FCPG's decision-making process on land use and circulation issues.

Both the San Diego County Sheriff Department and North County Fire offer Explorer programs which draw youth throughout the North County area who are pursuing careers in these fields and provide a pool of candidates for both organizations.

The California Department of Forestry and Fire Protection has a major station located east of Fallbrook and a volunteer station that serves the DeLuz area north of Fallbrook.

The California Highway Patrol unit in Oceanside has the Fallbrook area under their jurisdiction.

h. Trends and Future Projections

Due to drought, decreasing water supply, and rising costs, avocado growers and other local farmers have suffered severe cutbacks on water usage. This has caused a general decline in agricultural production and operations. Even so, agriculture remains a valued asset to the ambiance and vitality of the community. Even though some growers have switched to crops that require less water, many of the agricultural businesses in Fallbrook could soon disappear without an increase in water availability. An agreement between local agencies and the federal government was signed in February 2011 for the long sought after Conjunctive Use Project and ground breaking is planned for the first quarter of 2015. The project will make significant increases in water availability to Camp Pendleton and FPUD. It is the community's fervent hope that this project will supply sufficient quantities of water to sustain Fallbrook's agricultural base.

One of several aspects of Fallbrook's revitalization is the development of Fallbrook as an arts destination. Many art events are held throughout the year and are attended by artists from all over the nation. Numerous art galleries have appeared on Main Avenue and a growing film culture encourages local film production and sponsors a widely attended annual film festival.

The Fallbrook Visitors Bureau works to increase the number of visitors to the community. The Fallbrook Chamber of Commerce sponsors an annual Avocado Festival, which attracts an estimated 70,000 visitors, as well as a highly popular "small town" Christmas Parade. Also held annually are the popular Fallbrook Vintage Car Show and an old fashioned 4th of July fireworks celebration. These and other events help to make Fallbrook a desired tourist destination.

Working through the FLC and Save Our Forests (SOF) organizations, a campaign of grant writing has brought over 650 trees to the downtown area over the last 14 years. Another 1750 trees and shrubs were planted along the sides of the 1.1 mile South Mission Road entry to Fallbrook. Recently, the group planted native oaks and other plants at the East Mission Road entry from Highway 395. These plantings are maintained by the FLC and SOF organizations, through donations from the community.

The Fallbrook Beautification Alliance (FBA) works to enhance the community through several projects. Their non-profit status allows them to raise funds to maintain the South Mission Road medians, Beech Street Park, and Pico Promenade. The FBA also plants and maintains flower pots in the downtown area and inspires businesses, public entities, and residents to enhance their grounds with an annual Beautification Award. Their annual July 4th gala for the community raises the necessary funds to sustain these projects.

Keep Fallbrook Clean and Green holds an annual community cleanup/recycling event in September to rid the community of unsightly dump sites, coordinates E-Waste and Household Hazardous Waste events, sponsors a battery recycling program, and promotes County Adopt-A-Road participation.

Over the last 13 years, the community has launched a campaign to plant additional street trees to make the community more pedestrian friendly. Gateway signage to direct visitors to the historic area of town has been proposed for the future.

COMMUNITY VISION

Despite a dramatic increase in population over the last 40 years, Fallbrook has been able to preserve its rural character and small town values. The hope for the future is that Fallbrook can continue to accommodate reasonable demands for growth while also maintaining its unique community identity.

The community's character and identity are most closely associated with its tradition of small town friendliness and a widespread spirit of neighbor-helping-neighbor that operates both in our neighborhoods and across the community as a whole. This willingness to reach out and help others translates into hundreds of community service groups and volunteer organizations that serve all segments of the population. The small town atmosphere and rural, semi-rural natural environment are what residents most cherish and what they most wish to preserve for the future.

Future development must be designed to nurture these values rather than infringe upon them, yet also accommodate the need for adequate roads, housing, public facilities, safety, non-motorized trails and pathways, outdoor recreational activity, and cultural and educational activities.

GOALS, POLICIES, & IMPLEMENTATION

1. LAND USE (LU)

Village/Rural Village Boundaries

Fallbrook has an established Village Boundary Line shown in Figure 3 on page 15.

Land Use Diagram

The Fallbrook Community Planning Area (CPA) Land Use Map is provided in the General Plan appendix as Figure LU-A-7.

1.1. Community Character

Issue LU 1.1 Fallbrook CPA currently has a unique village atmosphere characterized by predominately low density residential development and agricultural uses. The CPA is expected to grow from its present population of approximately 44,378 (2008) to approximately 61,000 persons by the year 2030 (SANDAG Population Projection).

Goal LU 1.1 Perpetuate the existing rural charm and village atmosphere surrounded by semi-rural and rural lower density development, while accommodating growth.

Policy LU 1.1.1 Preserve Fallbrook's Good Living Environment

1.2 Community Growth Policy

Residential

Issue LU 2.1 Shelter is a very basic need, while a diversity of different housing types are desired by the population and add variety to the community.

Goal LU 2.1 A variety of housing types that accommodate the forecast population increase while retaining the rustic charm of the present living environment,

Policy LU 2.1.1 Maintain the present Village boundary, and locate higher density residential uses, such as garden apartments and townhouses within the Village boundary, when appropriate.

Policy LU 2.1.2 Encourage the use of open space, architecture, and building materials which are in harmony with the natural environment and maintain and promote the intimate personal scale of the village and its character and warmth.

Policy LU 2.1.3 Prohibit grading for residential development from unduly disrupting the natural terrain, or causing problems associated with runoff, drainage, erosion, or siltation.

Policy LU 2.1.4 Encourage country estates which combine residential and light agricultural uses, especially groves.

Policy LU 2.1.5 Require planned developments to be sensitive to topographical constraints and encourage a more creative or imaginative

development design than is generally possible through standard subdivisions.

Policy LU 2.1.6 Require a minimum lot of one-half gross acre in the Semi-Rural and one acre in the Rural Lands Regional Categories.

Policy LU 2.1.7 Limit the extent of sewer for new subdivisions in accordance with General Plan Policy LU-14.4, Sewer Facilities, because sewer can induce growth and produce development that is out of character with Fallbrook's rural character.

Policy LU 2.1.8 Encourage the preservation of the existing supply of affordable housing and make an effort to assure that suitable equivalent replacement units are available when new developments propose the demolition of low cost housing units (especially mobile homes).

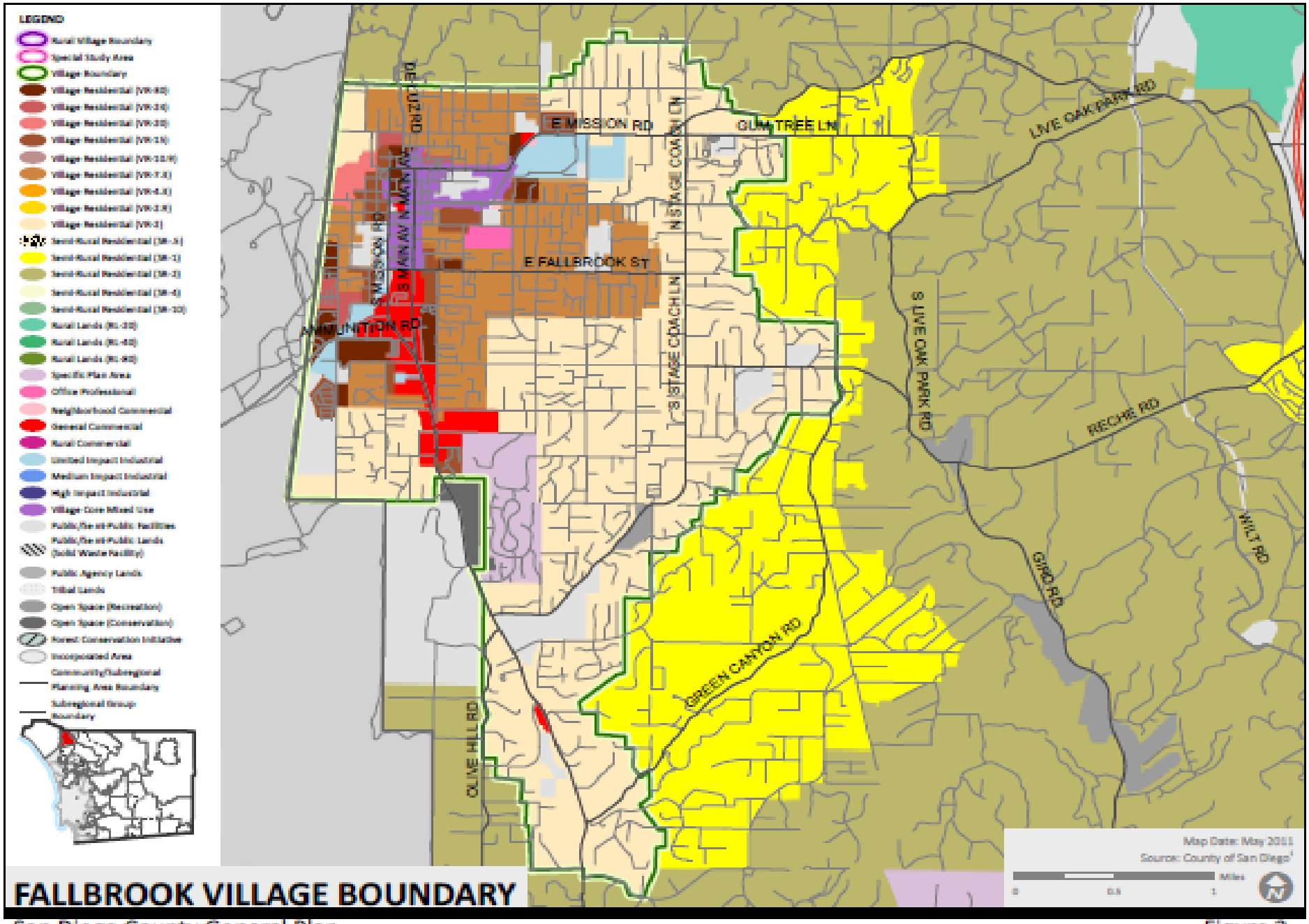
Policy LU 2.1.9 Encourage the development of housing for low or moderate income senior citizens where the density and character of the development is compatible with the adjacent neighborhood's character and the project is located within the town center where facilities to serve the development will be available.

Policy LU 2.1.9 Require minimum lot size to be related to density and number of units. Limit Fallbrook's single family matrix for maximum density at 7.3 dwelling units to the acre — a minimum lot size of 6,000 SF. The County General Plan category of 10.9/acre will not be used for single family development, but instead for duplex, triplex, town homes, garden apartments or other multi-family formats.

Policy LU 2.1.10 The Community Plan interprets the County's 4.3 units to the gross acre to be equivalent to quarter-acre lots, unless reduced using Lot Area Averaging, Planned Residential Development or Specific Plans, per Policies 2.1.11 and 2.1.12.

Policy LU2.1.11 Lot size averaging for single family detached units may be permitted so long as the lot size is not less than one half (1/2) of the zoning allowed but shall not be less than 6000 SF. (All perimeter lots are required to be within 75% of the surrounding lot size).

Policy LU 2.1.12 The smallest permitted lot size of a Planned Residential Development (PRD) is one half (1/2) of the lot size otherwise allowed, provided that the smallest lot size shall not be less than 5,000 SF. A qualified PRD must also include superior amenities and other required features. All perimeter lots are required to be within 75% of the lot sizes of adjacent properties.



FALLBROOK VILLAGE BOUNDARY

San Diego County General Plan

Figure 3

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COMMERCIAL

Issue LU 2.2 Commercial activities are of vital importance to Fallbrook because they supply residents and visitors with indispensable goods.

Goal LU 2.2 Achieve a balance between free enterprise, orderly growth of business and professional services; and optimize convenience for local shopping needs.

Policy LU 2.2.1 Require new business sites to provide sufficient off-street parking and landscaping to soften structure and parking area impacts.

Policy LU 2.2.2 Encourage the centralization of business areas within the Village Boundary and discourage "strip" commercial development in the Fallbrook CPA.

Policy LU 2.2.3 Prohibit commercial development from adversely impacting, either functionally or visually, with adjacent non-commercial land uses.

Policy LU 2.2.4 Encourage “Village Style“ architecture, described as Craftsman, Victorian, Ranch, Colonial, Cottage Mission and Spanish architectural styles and utilization of building materials such as wood (simulated, non-combustible) rock, brick, stone or similar materials which are in harmony with the natural environment. These requirements aim to maintain and promote the intimate personal scale of the Village, its character, and warmth.

Policy LU2.2.5 Protect areas designated for commercial development from encroachment by incompatible non-commercial uses.

Issue LU2.2a Additional commercial categories beyond those provided for in the County’s General Plan are needed to address circumstances specific to the Fallbrook Community.

Goal LU2.2a The creation of additional commercial land use categories which specifically address the needs of the Fallbrook Community.

Policy LU2.2a1 APNs 104-250-34, 104-250-35, 104-350-14, and 106-410-36) contain The Grand Tradition. In this iteration of the Fallbrook Community Plan a category of Commercial was placed on those parcels to facilitate that business (The Grand Tradition) and only that business. It is primarily a wedding venue for reserved group activities with an outdoor/indoor commercial area with three separate facilities: the Beverly Mansion (15,000 SF), Arbor Terrace (5,000 SF) and a third site yet to be constructed, Tuscany/Vineyard (5,000 SF), plus the possibility of a future hotel to support those group activities. In this case, the total square footage permitted for the entire 22-acre venue shall be 80,000 SF. If the business of The Grand Tradition ceases to exist on these parcels, the Land Use Designation will revert to residential with 0.5 acre zoning.

Issue LU2.2b The areas along Fallbrook's major access roads serve as visual reminders of the rural heritage and contribute to the unique nature of Fallbrook's community character.

Goal LU2.2b Land use development that preserves the rural character of the community along the major access routes.

Policy LU2.2b1 Discourage General Plan Amendments that would apply new General Commercial (C-1) or Rural Commercial (C-4) General Plan Land Use designations outside of the Village boundary.

Issue LU2.2c Fallbrook is an agricultural community and relies on commercial ventures that support and enhance agriculture.

Goal LU2.2c Support business enterprises that promote and enhance agricultural activity.

Policy LU2.2c1 When reviewing proposed zone reclassifications for properties with agriculture supporting businesses, encourage the use of those zones that allow most commercial activities and storage to be conducted outside of an enclosure.

INDUSTRIAL

Issue LU 2.3 Fallbrook does not lend itself to large general industrial development due to large acreage, transportation, and utility requirements.

Goal LU 2.3 Future industrial development limited to industries which serve the community and its employment needs and are compatible with the community's general goal of preserving rural charm and village atmosphere.

Policy LU 2.3.1 Prohibit the establishment of heavy or "obnoxious" industries which create noise, dirt, air pollution and traffic congestion.

Policy LU 2.3.2 Require industrial areas to have comprehensive sign control, adequate waste disposal, paved streets, off-street parking for employees, and exterior architectural control.

Policy LU 2.3.3 Encourage landscaping in the design of industrial facilities to soften structure and parking area impacts.

Policy LU 2.3.4 Require the use of "Village Style" architecture, described as Craftsman, Victorian, Ranch, Colonial, Cottage Mission and Spanish architectural styles and utilization of building materials such as wood (simulated, non-combustible) rock, brick, stone or similar materials which are in harmony with the natural environment. These requirements aim to maintain and promote the intimate personal scale of the Village, its character, and warmth.

COMMUNITY BEAUTIFICATION AND DESIGN

Issue LU 2.4. On-going community beautification and sensitive design will enhance the total living environment through physical and aesthetic improvement of the community image and quality of life.

Goal LU 2.4 New development within Fallbrook that is designed to be sensitive to the community character, while encouraging the upgrade and beautification of existing development.

Policy LU 2.4.1 Require development to preserve viable mature trees and significant land forms in all public and private development projects, to the maximum extent feasible.

Policy LU 2.4.2 Provide adequate off-street parking in new development. Special attention must be paid when planning parking for large projects - defined as 25+ dwelling units and/or 10,000 SF of commercial, industrial or office professional to ensure adequate parking in locations where it is needed.

Policy LU 2.4.3 Require on and off-site signs to compliment the aesthetic value and character of the community.

Policy LU 2.4.1 Promote renovation of buildings in the commercial area that are substandard or in poor repair.

Policy LU 2.4.4 Encourage a "Village Style " architecture, described as Craftsman, Victorian, Ranch, Colonial, Cottage Mission and Spanish architectural styles and utilization of building materials such as wood (simulated, non-combustible) rock, brick, stone or similar materials which are in harmony with the natural environment. These requirements aim to maintain and promote the intimate personal scale of the Village, its character, and warmth.

Policy LU 2.4.5 Encourage the protection of historic structures and require new development to be compatible with historic or existing buildings that convey the desired community character.

Policy LU 2.4.6 Require grading impacts to be minimized and require landscaped areas disturbed by grading to be re-vegetated, control drainage and runoff so as not to exceed the rate associated with the property prior to grading.

Policy LU 2.4.7 Limit development of steep slopes to agriculture and very low residential densities and allow clustering in flatter areas only.

Policy LU 2.4.8 Encourage new development to plant trees in public rights of way and parking lots.

Policy LU 2.4.9 Require special considerations in the development of large parcels. In addition to the allowable Floor Area Ratio (FAR) formula, encourage nonresidential buildings to limit the amount of impervious surfaces on a project site and to use a variety of building sizes and orientations to avoid large buildings that are not compatible with the character of Fallbrook.

1.3 Community Conservation and Protection

No specific issues to address; refer to goals and policies in the General Plan.

1.4 Areas of Change: Development Infill and Intensification

No specific issues to address; refer to goals and policies in the General Plan.

1.5 Community Facilities

Issue LU 5.1 The demands made by a growing population can only be met through careful planning and management of public utilities and community facilities.

Goal LU 5.1 Adequate and equitable financed public services and facilities to meet the demands of a growing population.

Policy LU 5.1.1 Encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination of, and cooperation between, community services, public utility companies, and County agencies.

SCHOOLS

Issue LU 5.2 A fundamental element necessary for the ultimate realization of the overall goal for Fallbrook is education.

Goal LU 5.2 A continuing high level of public and private educational opportunities and physical school facilities in the Fallbrook area where all individuals, from the preschooler to the adult retiree, have the educational resources to realize their full potential.

Policy LU 5.2.1 Encourage school sites to be selected to ensure a reasonable cost to the public, be adequate in size to serve the needs of the community, and permit safe direct access for the maximum number of students.

Policy LU 5.2.2 Provide safe walkways which serve the purpose of providing convenient access, as well as serving as bus stops, to school sites.

1.6 Other Topics/Issues

None

2. CIRCULATION AND MOBILITY (CM)

2.1 Integrated Mobility and Access

The overall objective of the Circulation and Mobility chapter of this Community Plan is to guide and encourage the development of a logical and balanced transportation network which will allow safe and efficient travel throughout this rural community. The Mobility Element road network map is provided in the General Plan Mobility Element Network Appendix as figure M-A-7, along with an accompanying matrix which describes more specific information on the road designation / improvement, along with any special circumstances.

Issue CM 1.1 To achieve logical and balanced transportation network, which should be designed to follow existing road alignments where possible; adequately accommodates automobile, public transit and non-motorized modes of travel; and encourage the preservation of the rural and agricultural character of the community.

COMMERCIAL VILLAGE AREA

Goal CM 1.1 A transportation network that accommodates commercial areas at an acceptable level of service

Policy CM 1.1.1 Seek funding sources to study and identify methods to revise the on-street parking along Main Street.

Policy CM 1.1.2 Install appropriate signage to indicate a bicycle route to avoid an auto-bicycle conflict.

Goal CM 1.2 Off-street parking and loading facilities which are designed in such a manner that the completed development presents an aesthetically pleasing appearance and provides for both adequate circulation and maintenance.

Policy CM 1.2.1 Require development to provide loading space, screening, and landscaping of parking areas that is aesthetically pleasing and functional, along with long-term landscape maintenance.

Policy CM 1.2.2 Encourage large commercial development projects to provide an off-street bus turn-out, or other suitable facility, in consort with North County Transit District and the County Department of Public Works.

ACCESS ROADS

Goal CM 1.3 A road network that routes traffic both through and around the village areas to limit community disruption, as well as reduce noise pollution and traffic congestion.

Policy CM 1.3.1 Locate arterial roads to avoid residential neighborhoods by routing them around rather than through residential areas.

Policy CM 1.3.2 Require "Truck Routes" to normally be confined to Prime Arterial, Major, and Community Collector roads and require signs posted accordingly.

2.2 Local Road Network

RESIDENTIAL AREAS

Goal CM 2.1 Local and residential roads that are designed and constructed to reflect and maintain the rural and agricultural character of the community.

Policy CM 2.1.1 Discourage concrete curbs, gutters, and sidewalks in the rural and agricultural portions of the planning area.

Policy CM 2.1.2 Design local roads with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent. Parkways should be developed according to Fallbrook Community right-of-way development standards.

Policy CM 2.1.3 Require residential subdivisions with lots of one-half acre or greater to incorporate asphaltic berms, as necessary, in lieu of concrete curbs and gutters unless concrete curbs and gutters are required because of the grade of the road.

Implementation Program CM 2.1.1 Fallbrook Community right-of-way development standards.

Goal CM 2.2 Adequate off-street parking areas for both residents and visitors for residential development that maintains the presently existing rural agricultural appearance.

Policy CM 2.2.1 Encourage additional off-street parking in residential areas with existing or potential traffic congestion.

2.3 Fire Access/Egress Routes

Refer to General Plan goals and policies

2.4 Local Transit

Refer to General Plan goals and policies

2.5 Pedestrian

Refer to General Plan goals and policies

2.6 Bicycle and Trails

Goal CM 6.1 A system of trails and pathways for non-motorized travel connected to civic, commercial, residential, and employment uses.

Policy CM 6.1.1 Prohibit motorized vehicles, particularly motorcycles, from all riding, hiking, and pedestrian trails and walkways, and ensure proper signage to indicate that motor-driven vehicles are prohibited.

Policy CM 6.1.2 Require riding, hiking, and non-motorized vehicle trails and pathways to not conflict with the rural and agricultural character of the community.

Policy CM 6.1.3 Public trails and pathways should only cross private agricultural lands of willing owners, particularly avocado orchards.

Policy CM 6.1.4 Encourage public non-motorized trail and pathway systems within new residential subdivisions, where the land is not already planned for a trail or pathway segment shown on the Community Trails Master Plan. If possible, these trails should provide access to public transit facilities, schools, and shopping areas, and should link with the County-wide Trail System.

2.7 Aviation

Refer to General Plan goals and policies

2.8 Trip Reduction Strategies

Refer to General Plan goals and policies

2.9 Parking

Refer to General Plan goals and policies

2.10 Infrastructure and Utilities

Refer to General Plan goals and policies

2.11 Other Topics/Issues

None

3. CONSERVATION AND OPEN SPACE (COS)

3.1 Resource Conservation and Management

Fallbrook is a rural community characterized by hills, streams, rivers, forests, and high-quality natural habitat which contribute greatly to the health and enjoyment of area residents.

a. Agricultural soils and production

Issue COS 1.1 Light agricultural uses need to be supported because agriculture is an important component in the economic base of Fallbrook and will continue to be in the future.

Goal COS 1.1 Agriculture and agriculturally-oriented services that promote agriculture as an important component in the economic base of Fallbrook.

Policy COS 1.1.1 Encourage development of combined agriculture and residential uses.

Policy COS 1.1.2 Discourage intensive commercial livestock operations and types of agricultural processing which may be detrimental to the residential population, and require buffers for new residential development from existing intensive agriculture operations.

b. Plant and animal habitats and wildlife corridors (e.g., woodlands, grass lands, riparian corridors, etc.)

Goal COS 1.2 Community Forests. Preservation and enhancement of urban and rural trees in our community for their beauty and for the health benefits that they provide.

Policy COS 1.2.1 Protect heritage and large native trees.

Policy COS 1.2.2 Encourage planting trees, while discouraging the unnecessary removal of trees in association with new development, as well as in public rights-of-way and parking lots.

c. Scenic resources and highways

Refer to General Plan goals and policies

d. Surface, groundwater, and watersheds

Issue COS 1.2 ***Floodplains and Watercourses***. The preservation of areas in open space have diverse benefits, such as conserving environmental resources, providing areas for open space type recreation, limiting development in areas with safety hazards and in areas inappropriate for urbanization, or providing buffers for urban development.

Goal COS 1.2 Preservation of permanent open space areas unsuitable for intense development.

Policy COS 1.2.1 Encourage floodplains and natural stream courses to be preserved in permanent open space and uses limited to recreational or light agriculture uses.

Policy COS 1.2.2 Restrict the construction of concrete lined flood control channels to only where such channels are necessary because of existing improvements that block flood flow and make the channelization mandatory.

Goal COS 1.3 Water Resources. To preserve viable streams, wetlands, and floodplains and support the natural environment for the citizens of Fallbrook.

Policy COS 1.3.1 Preserve native vegetation along streams, in wetlands and floodplains.

Policy COS 1.3.2 Support the enhancement (restoration, invasive species removal, etc.) of natural drainage systems and natural hydrologic regimes of watercourses.

e. Mineral resources

Issue COS 1.4 Unregulated mineral resource extraction can result in negative effects on the surrounding community.

Goal COS 1.4 Appropriate use and conservation of mineral resources consistent with preservation of the natural landscape.

Policy COS 1.4.1 Require restoration of terrain (vegetation, topography) to natural state within twelve months after completion of a mineral resource extraction project.

- Site facilities in such a manner as to protect public health and safety, the environment, and provide for environmental justice concerns.

Policy COS 1.4.2 Require any landfill and solid waste management facilities proposed in the subregional group area to comply with the following:

- Provide justification demonstrating that additional landfill capacity is necessary per County Integrated Waste Management Plan requirements; and
- Ensure that all solid waste management facilities are evaluated under all applicable siting criteria.

f. Air quality

Goal COS 1.5 Land use plans and policies that protect and improve the air quality of the Fallbrook community.

Policy COS 1.5.1 Support programs that maintain and improve air quality, such as tree planting and development of light agriculture.

Policy COS 1.5.2 Discourage industrial uses that are detrimental to air quality.

Policy COS 1.5.3 Encourage non-motorized transportation through development of a network of pathways and trails.

g. Water and energy

Refer to General Plan goals and policies

3.2 Parks and Recreation

a. Park needs, locations, and facilities

Issue COS 2.1 Recreation is recognized as vital to personal development.

Goal COS 2.1 A well-balanced system of recreational facilities (public and private) that serves the Fallbrook community and meets the needs of all ages through both active and passive recreational opportunities.

Policy COS 2.1.1 Support the continued improvement and development of regional and community parks such as Guajome Regional Park, Santa Margarita Open Space Preserve, and Live Oak County Park.

Policy COS 2.1.2 Encourage the acquisition of centrally located park sites.

Policy COS 2.1.3 Support the continued improvement of local parks and encourage the provision of overnight camping facilities within at least one local park.

Policy COS 2.1.4 Encourage the voluntary dedication and development of equestrian and hiking trails throughout the community especially connecting segments that have been triggered by discretionary permits per County Trails documents..

Policy COS 2.1.5 Prohibit designated public recreational off-road vehicle use areas in the Fallbrook CPA.

Policy COS 2.1.6 Encourage private development of local golf courses, archery ranges, riding stables, and other recreational facilities throughout the community.

Policy COS 2.1.7 Encourage the improvement of the Airpark for both expanded recreational and general aviation use.

b. Park acquisition, development, and improvements

Refer to General Plan goals and policies

c. Park compatibility with adjoining land uses

Refer to General Plan goals and policies

d. Opportunities for the joint use of schools and other public facilities for park and recreational uses

Refer to General Plan goals and policies

e. Commercial recreation facilities

Refer to General Plan goals and policies

3.3 Community Open Space Plan

Goal COS 3.1 Ample preserved open spaces that enhance the health, well-being, rural atmosphere and beauty of our community. Provision of natural habitats that help sustain the native plants and animals of our area.

Policy COS 3.1 Coordinate with applicable public agencies and other organizations on the planning, establishment, and maintenance of preserves and corridors for wildlife.

Policy COS 3.1.1 Encourage using diverse methods such as acquisition, conservation easements, mitigation, and conservation development to set aside open space preserves, corridors for wildlife, pathways and trails, while dealing fairly with the financial and other interests of the landowners.

Policy COS 3.1.2 Encourage the linkage of open space and environmental corridors, and regional pathways and trails.

Policy COS 3.1 Encourage the use of native plant species and discourage the use of invasive species.

Policy COS 3.1.3 Encourage riding and hiking trails within open space preserves in Fallbrook, where appropriate.

3.4 Other Topics/Issues

None

4. SAFETY (S)

Refer to General Plan goals and policies

5. NOISE (N)

Refer to General Plan goals and policies

6. SPECIFIC PLANS AND SPECIAL STUDY AREAS

PEPPERTREE PARK SPECIFIC PLANNING AREA

DESCRIPTION OF AREA

The Peppertree Park Specific Planning Area includes 162.9 acres in the south central portion of the Fallbrook Village. The site is east of the intersection of South Mission Road and Pepper Tree Lane and formerly supported agricultural uses.

PROJECT DESCRIPTION

Peppertree Park is intended to be a balanced community, offering residents a place to live, work, and play. This specific planning area offers single-family residences in a variety of parcel sizes. Open space areas and a ridgeline park are planned for the active and passive recreational enjoyment of the residents. Office professional acreage is included to provide workspace. Pepper Tree Lane is proposed to be built to Light Collector standards through the northern portion of the site.

CONDITIONS

The Specific Plan shall be developed under the following conditions.

A. General

1. Maximum overall average residential density will be 1.65 dwelling units per acre.
2. Design will use landscaping, thoughtful location and massing of structures and minimize grading to ensure compatibility with surrounding development and will meet all community design guidelines in effect in the Fallbrook CPA at the time of implementation.

B. Residential

1. Single-family detached dwelling units shall comprise 100% of the total dwelling units.
2. A range of parcel sizes and mix of residential densities shall be provided with a minimum parcel size being 10,000 square feet.
3. All development shall be sited and designed to respond to the natural topography by minimizing exposed cut and fill slopes. Daylight grading, contour grading, and hillside adaptive foundations shall be used to minimize the visual impacts of grading.

C. Office Professional

1. Office professional activities shall be located on the 15.03 acre portion of the site, west of the proposed Ostrich Farms Creek open space area. That portion north of the proposed Peppertree Lane extension shall not exceed 4.39 acres of office/professional uses. That portion south of the proposed Peppertree Lane extension shall not exceed 10.64 acres of office/professional uses. Landscaped open space buffers shall be located along the western and southern boundaries of the southern office/professional area. The open space buffers shall be a minimum of 100 feet in width.

2. Specifically excluded from office/professional areas are all Neighborhood and General Commercial uses. All Office Professional Commercial uses are subject to a "D" Designator and shall be consistent with Community Design Guidelines when in place.

D. Open Space and Recreation

1. Conservation of the significant natural land forms, such as wetlands, ridge lines, park lands, areas of steep slope and floodways, shall be maintained through open space easement dedications, recreation uses. or by any other appropriate means.

2. Dedicate three open space easements (flowage, biological and landscaped open space buffers) to the County of San Diego in perpetuity. The Ostrich Farms Creek wetland area and associated buffer areas, 100-foot wide landscaped open space buffer areas located on the western and southern boundaries of the office/professional area south of Peppertree Lane and west of the Ostrich Farms Creek wetland, and a floodway easement within the existing drainage area at the eastern border of the site, shall be the general location of the open space easements.

3. Residential uses shall not be permitted in open space areas and park lands.

4. Recreational land uses in the open space areas shall be for the benefit only of the residents of the development and shall minimize grading and environmental impacts.

CAMPUS PARK SPECIFIC PLANNING AREA

A. Description of Area

The Campus Park Specific Plan Area is located approximately six miles southeast of 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 (2 miles) from the northern to southern boundary.

B. Project Description

The Campus Park Specific Plan is a mixed-use community including the following:

- 521 single-family homes
- 555 multi-family homes
- public active sports facility
- one trail staging facility
- six 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 are the off-site portions of Horse Ranch Creek Road (the southern extension from the project site to SR76 and a small northern segment that would transition from the new Horse Ranch Creek Road to the existing Pankey Road) and the roadbed for

Pala Mesa Drive. 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 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 Pala Mesa Drive 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 MF-3, and park sites PA P-2, P-4 (trail staging area), P-5, P-7 and P-8 are constructed in Phase 1, following implementation of necessary infrastructure. In addition, all open space areas (OS-1 through 8) are dedicated during Phase 1; this would include construction of the detention basins in PA OS-5, and OS-8. Phase 2 of development occurs in the central area of the property and includes PAs MF-1 and MF-2. Phase 3 includes PAs R-4, R-5, and MF-4, 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 2.6 dwelling units per acre.
- A maximum of 521 single-family residential dwellings are permitted on 113.5 acres. A maximum 555 multi-family residential dwellings are permitted on 45.4 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 the center of the 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.

CAMPUS PARK WEST SPECIFIC PLANNING AREA

A. Description of Area

The Campus Park West Specific Plan Amendment area is comprised of approximately 116.5-118.6 acres of the original approximately 442-acre Campus Park Specific Plan (Hewlett Packard) area. The site consists of non-contiguous properties separated by SR-76, Pankey Road, and Shearer Crossing. The majority of the site, approximately 100 acres, is located north of SR-76 and approximately 17 acres are located south of SR-76.

B. Project Description

The Campus Park West Specific Plan is a mixed-use community that includes the following uses:

- Limited impact industrial/professional office
- General commercial, with a mixed-use component
- Multi-family residential
- Biological open space preserves (with a 20-foot wide trail easement to accommodate the San Luis Rey River Park Trail)
- Maintained open space for fuel modification zones and manufactured slopes

The Specific Plan includes the option of acquiring approximately 2.1 acres of excess right-of-way from Caltrans both north and south of SR-76, which would be designated General Commercial. Because SR-76 is now built to its final anticipated configuration and the excess right-of-way is not anticipated to be required for state route operations, this area may be decertified and sold to the project applicant. Should this occur, Campus Park West would encompass a total of 118.6 acres. The excess right-of-way north of SR-76 would be utilized for project signage while the excess right-of-way south of SR-76 would be incorporated into a larger commercial parcel intended for development.

MEADOWOOD SPECIFIC PLANNING AREA

Project Location

The Meadowood Specific Plan Area consists of 389.5 acres located in the northeast quadrant of the I-15 and SR-76 Interchange and directly adjacent to the Palomar Community College District Campus, the approved Campus Park Master Planned Community and the proposed Campus Park West Master Planned Community Projects. A majority of the Site is in agricultural production with citrus and avocado groves. The balance of the Site is undisturbed. The Site consists of varied terrain with steep slopes, prominent ridgelines, canyons, and valley floor. A tributary drainage of the San Luis Rey River borders the Site to the west.

Project Description

The Meadowood Specific Plan Area will provide a mix of housing types, supporting infrastructure and civic facilities with an overall residential density of 2.3 dwelling units per acre and a maximum of 886 dwelling units, should an elementary school not be built on the 12.7-acre school site. If the elementary school is built, the Proposed Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre. The Proposed Project will also include open space and passive and active recreation. The purpose of the Specific Plan Area Land Use Designation and the required Specific Plan is to assure a planned development that is sensitive to topographical and biological constraints and allows a more creative design than is possible through traditional residential land use designations. The Specific Plan Amendment process provides for design and development flexibility that encourages clustering in order to preserve environmentally sensitive areas and retain existing agricultural uses.

Conditions

The Meadowood Specific Plan shall be developed under the following conditions:

General

1. Goals, Objectives and Policies of the Fallbrook Community Plan and the General Plan's Regional Land Use Element shall be utilized.
2. Land uses within the Specific Plan Area shall be limited to residential, recreation and open space, agriculture, public facility sites and public (school) uses.
3. A site plan in accordance with the I-15 Scenic Preservation Guidelines is required for development.

Residential

1. The overall residential density of the Specific Plan Area shall not exceed 2.3 dwelling units per gross acre with no more than 886 residential dwellings, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood site plan. If the elementary school is built, the Proposed

Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre.

2. A variety of housing types and lot sizes shall be provided. A maximum building height of 35 feet and two stories is allowed for all housing, in the Specific Plan Area.
3. The minimum residential lot size, within the single-family area, shall be 5,000 square feet in size, with the average size being 6,000 square feet. The large single family lots will be located on the gently sloped areas and adjacent to the agricultural buffer.
4. The multi-family detached area residential lot size range shall be between 2,600 and 3,600 square feet.

Open Space and Recreation

1. Significant habitat shall be preserved through dedication of open space easements.
2. To the maximum extent feasible, agricultural land uses shall be retained as a buffer, between natural open space and residential use.
3. Development shall be clustered on the flatter areas that are not environmentally sensitive to preserve and protect sensitive habitats.
4. A variety of recreational opportunities shall be provided for residents and for the public, including pedestrian and equestrian trails and parkland.
5. Parks shall be located outside the RPO steep-sloped areas.

Circulation

1. Transportation improvements shall be phased with development and concurrent with need.
2. A biking and hiking trails network for the public shall be included as part of the Meadowood Specific Plan Amendment. The trail network shall connect to existing and proposed regionally designated trails in the surrounding area and to the designated school site.
3. The higher density units shall be located closer to transit service, which is proposed along Horse Ranch Creek Road.
4. Walkways and trails shall be accessible from the residences to transit service.

Public Facilities

1. The Specific Plan Amendment shall include a Public Facility Element to provide for improvements of facilities and services necessary to implement the proposed project, including educational, recreational, fire protection, law enforcement, water, wastewater, and stormwater.
2. Public facilities shall be provided concurrent with need.

APPENDIX A
RESOURCE CONSERVATION AREAS

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section of the Community Plan includes a Resource Conservation Element Area Map and reference to Resource Conservation Areas (RCAs) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

-- Areas necessary for the protection of wildlife and representative stands of native vegetation.

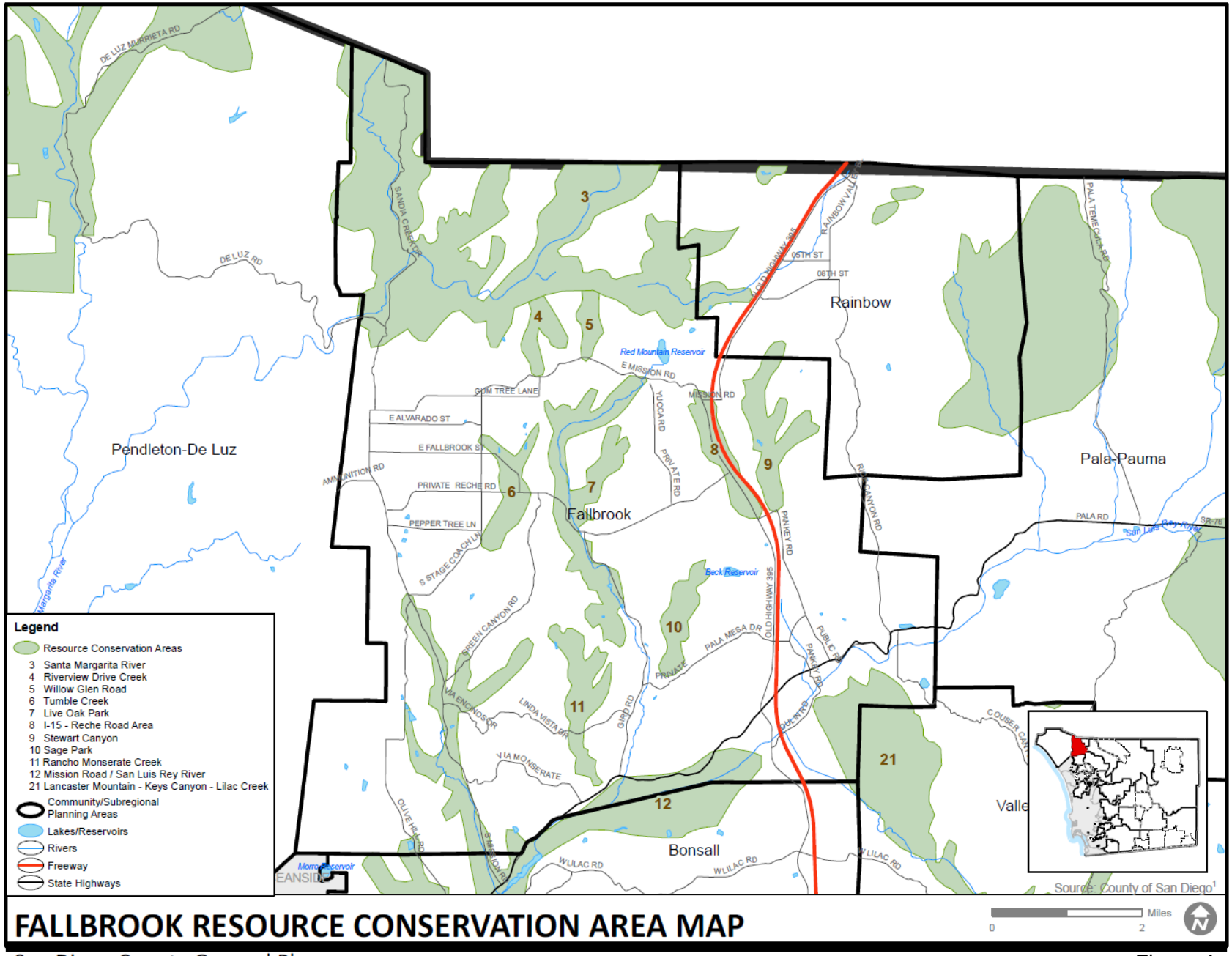
-- Areas containing rare and/or endangered plants.

-- Wildlife habitats which are:

- in large blocks, if possible;
- wide, rather than long and narrow to minimize adverse effects along their margins; and
- in contact with other wild areas and floodplains to provide migration corridors.

-- Areas containing mineral resources. Conservation measures should ensure future availability.

-- Areas which provide the scenic mountainous backdrop to development within the community.



FALLBROOK RESOURCE CONSERVATION AREA MAP

San Diego County General Plan

Figure 4

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Below are Resource Conservation Areas shown on the Fallbrook Resource Conservation Area Map, which is shown on page 33.

Santa Margarita River [3] – The portion of this RCA in the Pendleton-De Luz Subregion contains a large stand of Riparian woodland. In the event that reservoirs are placed in the area, the resource conservation area would protect its watershed.

Riverview Drive Creek [4]

Willow Glen Road [5]

Tumble Creek [6]

Live Oak Park [7]

I-15 Reche Road Area [8]

Stewart Canyon [9] – This area has been designed to protect the perennial stream bed and surrounding areas which contain riparian and oak woodland vegetation. Agricultural brushing has been increasingly encroaching on the area. Stewart Canyon RCA provides an important open space corridor and a natural wildlife habitat in this area.

Sage Park [10]

Rancho Monserate Creek [11]

Mission Road/San Luis Rey River [12] – This area, located in the northern end of the Bonsall Plan Area, encompasses Olive Hill Creek which drains into the San Luis Rey River. This area is important mainly because of the riparian woodland vegetation in a major river valley. A large portion of the area extends into Oceanside city limits. The western portion of the RCA includes one of the less than six locations for the rare and endangered Dudleya viscida, Whalen Lake and a costal salt marsh at the mouth of the river.

Lancaster Mountain – Keys Canyon – Lilac Creek [21] – This long, narrow area is mainly important for the riparian and oak woodland habitats that exist in the stream bottom. Lancaster Mountain contains mixed chaparral, wildlife habitat and is a scenic landmark. The Resource Conservation Area is designed to encompass the large, scenic rock slab north of Woods Valley Road.

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APPENDIX B
I-15 CORRIDOR SUBREGIONAL PLAN

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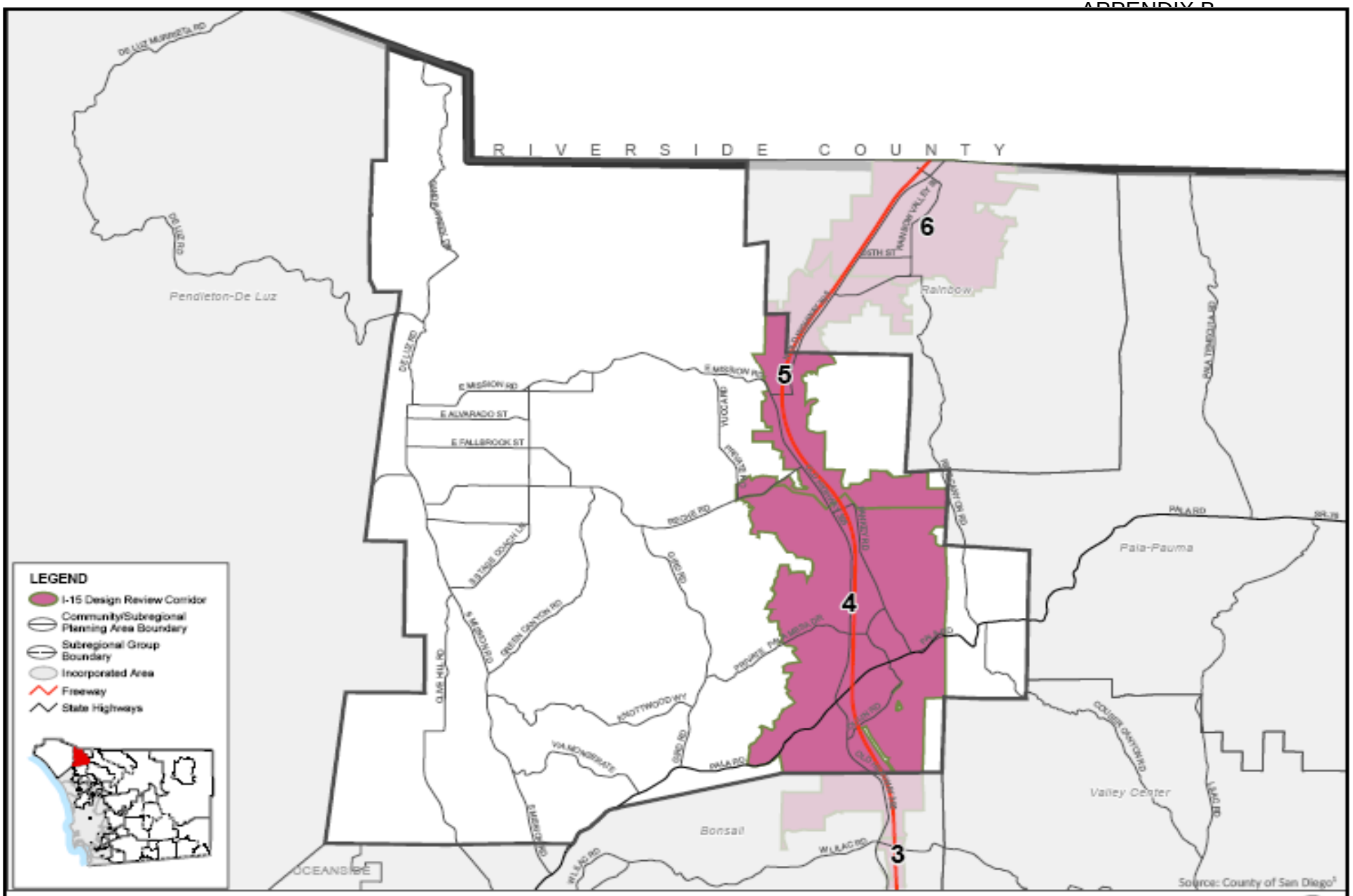
INTRODUCTION

The I-15 Corridor Plan consists of this text and the land use plan map. The Plan is intended to promote orderly development, protect environmental and man-made resources and implement the County's objectives for growth management and the structure of government for the Subregion.

The I-15 Corridor extends approximately 20 miles from the Escondido city limits to the Riverside County line. It contains the ½ acre to 2 mile "viewshed" area on either side of the freeway, which is what generally can be seen while driving along the Corridor. It encompasses some 12,600 acres and passes through five different plan areas: North County Metropolitan, Bonsall, Valley Center, Fallbrook, and Rainbow. This I-15 Corridor Plan does not replace the aforementioned plans for areas located within the Corridor, but is instead implemented through amendments to these area plans, as appropriate.

The land use plan map provides a basis for the specific zoning regulations of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the Plan through a variety of regulatory measures.

The vicinity map on the following page shows the general area of the I-15 Corridor.



FALLBROOK I-15 DESIGN CORRIDOR

San Diego County General Plan

Figure 5

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GOALS AND POLICIES

A. SCENIC PRESERVATION

GOAL:

PRESERVE TO THE EXTENT POSSIBLE, THE SCENIC ATTRIBUTES OF THE I-15 CORRIDOR.

POLICIES:

1. Establish Scenic Preservation Guidelines for all development activity within the I-15 Corridor (Staff, Board of Supervisors - Attachment A).
2. Apply a "B" Special Area Designator to the zones of all properties within the Corridor, which will require the preparation of a Site Plan for any development permit, in accordance with the Scenic Preservation Guidelines (Board of Supervisors).
3. Establish a Design Review Board with representatives from the affected communities and with appropriate professional expertise, to review all required Site Plans in accordance with the Scenic Preservation Guidelines, to coordinate with the respective community planning groups, and to advise County staff (Planning Group, Board of Supervisors).
4. Prepare more detailed design guidelines for Specific Plan Areas and other areas warranting such treatment along the I-15 Corridor (Design Review Board).
5. Review periodically the Scenic Preservation Guidelines and the organization and function of the Design Review Board and modify as needed (Design Review Board, Planning Group, Staff, Board of Supervisors).

B. LAND USE

GOAL:

PROVIDE A LAND USE PATTERN SENSITIVE TO THE OPPORTUNITIES AND CONSTRAINTS OF THE I-15 CORRIDOR.

POLICIES:

1. Adopt the regional categories and land use designations contained in the County General Plan to implement this Corridor Plan (Board of Supervisors).
2. Plan the Corridor from a regional perspective, but concurrently solicit and incorporate, to the extent possible, recommendations from the affected planning groups (Staff, Planning Groups, Board of Supervisors).

3. Concentrate development where it can be best accommodated, e.g., the more level portions of the plan area, thereby diffusing development pressures from the majority of the Corridor (Staff, Planning Group, Board of Supervisors).

4. Phase development according to available public services and facilities (Staff, Board of Supervisors).

5. Prepare an overall Master Specific Plan for the Highway 76/I-15 interchange area in accordance with the conditions contained in Attachment 2 (Property Owners).

C. PUBLIC SERVICES AND FACILITIES

GOAL:

PROVIDE ADEQUATE AND EQUITABLY FINANCED PUBLIC SERVICES AND FACILITIES.

POLICIES:

1. Coordinate development proposals with agencies responsible for providing public services and facilities (Property Owners, Staff).

2. Require annexations and construction of facilities as stipulated by the provider agencies prior to any development (Staff, Board of Supervisors).

3. Phase and size public services and facilities in a manner conducive to the restrictive land use pattern recommended in this Plan, e.g., adequate to serve the areas designated for more intensive development, but limited so as not to encourage or support development where it is not intended (Provider Agencies).

4. Prepare a public facilities plan for the Highway 76/I-15 interchange Specific Plan Area, prior to any development in that area, to include needed services and facilities, provider agencies, current and proposed capacities, required annexations, and financing methods (Property Owners).

D. CIRCULATION

GOAL:

PROVIDE A CIRCULATION NETWORK CAPABLE OF HANDLING CORRIDOR AND SUBREGIONAL TRAFFIC, INCLUDING PUBLIC AND NON-MOTORIZED MODES OF TRAVEL.

POLICIES:

1. Participate in location and financing studies leading to the construction of State Route 76 as a freeway (Property Owners, Staff).

2. Conduct additional traffic analysis before any development within the Highway 76/I-15 interchange Specific Plan Area (Property Owners).
3. Amend the Mobility Element and condition development applications as appropriate, following required traffic studies (Staff, Board of Supervisors).
4. Provide a bicycle and pedestrian network (Property Owners, Planning Groups, Staff, Board of Supervisors).
5. Promote expansion of mass transit system (Staff, Board of Supervisors).
6. Develop incentive program for use of carpools and mass transit system, especially to employment centers, such as proposed as the Highway 76/I-15 interchange area (Developers, Staff).
7. Design local roads with emphasis on scenic beauty by following natural contours and avoiding inappropriate grading to the extent possible (Developers, Staff).

E. CONSERVATION

GOAL:

PROTECT THE ENVIRONMENTAL RESOURCES ALONG THE I-15 CORRIDOR INCLUDING, BUT NOT LIMITED TO THOSE CONTAINED WITHIN "RESOURCE CONSERVATION AREAS".

POLICIES:

1. Keep the watercourse of the San Luis Rey River natural and place as much as possible of the floodplain in open space easements (Developers, Staff, Board of Supervisors).
2. Require a river plan of all development proposals within or adjacent to the San Luis Rey River floodplain, addressing the preservation of natural resources and measures to protect against potential hazards (Staff, Board of Supervisors).
3. Identify all environmental resources threatened by development and prepare measures to mitigate or alternatives to avoid such adverse impacts (Developers, Planning Groups, Staff).

F. COORDINATION

GOAL:

COORDINATE PLANNING AND DEVELOPMENT PROPOSALS WITH ADJACENT JURISDICTIONS, PLANNING GROUPS, AND PRIVATE INTERESTS.

POLICIES:

1. Consult with the appropriate planning group before submitting any development proposals (Developers).
2. Request recommendations from any affected planning groups before finalizing recommendations on any development proposal (Staff).
3. Request comments on development proposals from other affected planning groups along the I-15 Corridor (Developers, Staff).
4. Coordinate all planning and development proposals with Caltrans, adjacent cities, and appropriate private interests, such as adjacent property owners (Developers, Staff, Board of Supervisors).

G. IMPLEMENTATION

GOAL:

IMPLEMENT THE DEVELOPMENT AND CONSERVATION CONCEPTS CONTAINED IN THE I-15 CORRIDOR PLAN AS APPROPRIATE.

POLICIES:

1. Amend the maps and text of the North County Metropolitan Subregional Plan, and the Bonsall, Valley Center, Fallbrook, and Rainbow Community Plans to incorporate the plan concepts contained in the I-15 Corridor Plan, and any subsequent changes that may occur (Staff, Board of Supervisors).
2. Adopt the Scenic Preservation Guidelines (Attachment 1) and add them as an amendment to the texts of the aforementioned subregional and community plans.

I-15 CORRIDOR SUBREGIONAL PLAN

ATTACHMENT A: SCENIC PRESERVATION GUIDELINES

I-15 CORRIDOR STUDY AREA
CITIZEN'S COMMITTEE

ATTACHMENT A

I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

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ATTACHMENT A

APPLICATION

The Scenic Preservation Guidelines contained in this manual apply to the unincorporated portion of the I-15 Corridor extending from the northern Escondido city limits to the Riverside County line (see vicinity map on page 39). Properties affected are more specifically identified by a "B" Design Review Area Special Designator applied to their zones. The "B" Designator requires the preparation of a Site Plan for any type of development permit, including building permits for single-family dwellings, in accordance with these Guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. Such Site Plans are to be reviewed in part by a Design Review Board established especially for this purpose.

More detailed design criteria shall be developed for Specific Plan Areas and other areas along the I-15 Corridor where it is deemed appropriate. Such additional criteria are to be prepared by the Design Review Board, the affected planning groups, and Department of Planning and Land Use staff jointly.

EXEMPTIONS

These Guidelines do not apply to alterations to the interior of structures which are not visible from the outside (Section 5756 of the County Zoning Ordinance) nor to minor exterior alterations, reconstruction for the purpose of maintenance, and construction or expansion of accessory structures (Section 5757).

OBJECTIVE

The purpose of the following scenic and planning quality guidelines is to: 1) protect and enhance scenic resources within the I-15 Corridor planning area while accommodating coordinated planned development which harmonizes with the natural environment; 2) establish standards to regulate the visual quality and the environmental integrity of the entire Corridor; and 3) encourage scenic preservation and development practices compatible with the goals and policies of the five community and subregional planning areas encompassed by the I-15 Corridor area, when appropriate.

ATTACHMENT A

STANDARDS

These standards address man-made and natural features which affect the scenic quality of the I-15 Corridor area.

I. SITE DESIGN

A. Site Planning Standards:

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve the viewsheds, natural topographic features, and natural watercourses.

2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.

3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.

4. Development of bikeways shall be encouraged.

5. Separation of pedestrian and bikeway/automobile traffic throughout the project shall be provided where feasible.

6. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.

7. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.

B. Site Lighting Standards:

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory.

a. Site lighting shall be limited to that necessary for security, safety and identification and shall be integrated with project landscape design.

b. Excessive building or site lighting for decorative purposes shall be discouraged.

2. Site lighting plans that conflict with the character of the community shall be discouraged.

ATTACHMENT A

C. Landscape Design Standards:

1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking and service areas located in viewshed areas.

2. Project boundary landscaping shall complement adjacent landforms and plant materials.

3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plant list provided by County staff.

4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.

   a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat buildup. Trees shall be placed away from entrances to buildings, parking lots and street intersections for visibility and safety where possible.

   b. Low scale plantings shall be located adjacent to driveway entrances and street corners where possible and shall not obscure drive visibility.

   c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of ten percent of the paved areas in landscaping, dispersed throughout the parking area.

5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.

6. A "greenbelt" shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.

7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.

8. Earth berms shall be rounded and natural in character where possible, designed to obscure undesirable views.

9. Major stands of native trees shall be preserved.

D. Public Utilities and Safety Standards

1. New development projects shall be phased with the provision of adequate fire protection services.

2. Fire prevention and suppression in the design of all new projects shall be encouraged.

3. Utilities shall be placed underground (electrical, telephone, cable, etc.) where practical.
4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed areas.
5. Transformers and related utility components shall be placed in vaults or be screened with retaining walls and/or plantings and located to avoid conflict with pedestrian paths.

E. Development Standards for Steep Topography and Natural Features

1. Extensive grading of slope areas within viewsheds will be minimized.
   a. Revegetation and erosion control shall be provided in all newly graded areas.
   b. Grading during the wet seasons (November to March) shall be discouraged.
2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity and rock outcroppings shall be respected and preserved.
3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques, and in the configuration, size and placement of lots.
4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.
5. The protection and preservation of the public use of on-site vista points shall be encouraged.
6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.
7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.
8. Any grading above 25 percent slope will blend with the surrounding area and be landscaped appropriately to look natural.

ATTACHMENT A

II. ARCHITECTURAL DESIGN

A. Building forms, materials and colors shall complement adjacent topography, landscape and buildings in the area.

1. Architectural harmony with the surrounding community shall be achieved through the use of natural appearing materials and complementary styles.
2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.
3. Building materials used shall convey a sense of permanence and quality.
4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.
5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.

B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.

1. The use of special detail treatments in roof forms, windows and entries shall be encouraged.
2. Roof mounted satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be integrated into the architectural design, and be screened where visible from adjacent properties or high elevations.
3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.

C. Signage shall not adversely impact the environmental and visual quality of the area.

1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.
2. All signs shall be kept as low to the ground as possible.
3. Signs shall be used for identification, not advertisement.

4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
    a. Signs shall be part of a comprehensive graphic program for each project.
5. Signs shall be predominately natural materials, non-moving, externally illuminated.
6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

IMPLEMENTATION

A Design Review Board shall be established by the Board of Supervisors, pursuant to Ordinance 396.10 (New Series) of the County Administrative Code, to review required Site Plans for conformance to these Scenic Preservation Guidelines, and to advise County staff accordingly. This Board shall have representation for each of the affected plan areas, preferably with expertise in design, architecture, landscape architecture, and land use planning. Each Design Review Board member shall report to the respective planning group any Site Plans deemed of sufficient interest or importance to warrant planning group consideration. "The Design Review Board members shall report to the respective planning group any Site Plans other than single-family dwellings."

PERIODIC REVIEW

These Scenic Preservation Guidelines and review procedures shall be subject to periodic evaluations. Any proposed changes shall be reviewed by the Design Review Board, the affected planning groups, and County staff before being presented to the Planning Commission and the Board of Supervisors.

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 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 and the Campus Park West Specific Plan Amendment for 116.5 acres (118.6 if excess Caltrans right-of-way is acquired). Land uses in the MSPA include residential areas to meet some of the anticipated housing needs of the community, limited impact industrial/professional office areas, supporting neighborhood commercial areas, general commercial areas, parks, trails and open space. The overall residential density of the Campus Park Specific Plan Amendment area would be 1.9 dwelling units per acre, based on the total acreage within the Specific Plan Amendment area, with a maximum of 751 dwelling units. The overall residential density of the Campus Park West Specific Plan Amendment area would be 2.5 dwelling units per acre, based on the total acreage within the Specific Plan Amendment area, with a maximum of 283 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 the 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 and the Campus Park West Specific Plan Amendment, consider the local as well as regional consequences of the proposed uses. For areas not covered in the Campus Park Specific Plan Amendment and the Campus Park West Specific Plan Amendment, provisional zoning with a 20acre minimum lot size remains as a holding zone until final zoning and component Specific Plan are adopted by the Board of Supervisors.

The Master Specific Plan process is suggested because: 1) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and 2) 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.

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 (detailed further on pages 3-5): 1) traffic analysis; 2) facilities financing plan; 3) market analysis; 4) San Luis Rey River Plan; 5) detailed dark sky policy implementation procedures; 6) more detailed design guidelines developed 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, the studies 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 the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other date. 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 by 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 Supervisors 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 watercourse shall be kept natural except for on-going legally permitted uses. No alteration to the floodway 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 (SR-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. Implementation of the 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. Hewlett-Packard "Campus Park": (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 neighborhood 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. Required studies have been prepared to assess all issues associated with the project.

2. Pappas/Campus Park West: (Areas A and D of Specific Plan 83-01) consists of 116.5 to 118.6 acres, of which 52.4 acres are designated general commercial (54.5 if excess Caltrans right-of-way is acquired), 12.6 acres are designated for

light industrial/office uses, and 12.4 acres are designated for multi-family residential uses. A total of 283 dwelling units are included in the plan (with 248 units within the multi-family residential designation and up to 35 units within the general commercial area as part of a mixed-use core). The plan also includes 31 acres of open space preserve. Required studies have been prepared to assess all issues associated with the project.

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 mobilehome/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 TM 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 California Environmental Quality Act (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 1 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 three to four 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.