UPDATED BOARD OF SUPERVISORS LETTER (FINAL VERSION)

Opposition to Passerelle LLC Rezoning – CEQA, Public Safety, Parking Failure, Environmental Impact, Bike-Lane Safety, Fiscal Equity, and Land-Use Breakdown

Submitted by: David Chareonsuphiphat Horse Creek Ridge Community, Fallbrook, CA

I. INTRODUCTION

I am submitting this letter to formally oppose the Passerelle LLC rezoning proposal that would convert designated **Professional Office/Commercial** land into **138 multi-family residential units** adjacent to the Horse Creek Ridge (HCR) community.

This proposal is **unsafe**, **inconsistent with the County's General Plan**, **legally indefensible under CEQA**, **environmentally harmful**, **dangerous for children**, and **fiscally inequitable** to the residents of Horse Creek Ridge and Citro.

The Board of Supervisors is the **final authority** on this matter. This letter documents why approving this rezoning would expose the County to **significant public-safety liability**, **CEQA challenge risk**, **parking and traffic failure**, **bike-lane hazards**, and **long-term infrastructure collapse**.

II. FISCAL INEQUITY: HCR/CITRO PAY 25% OF FALLBROOK'S PROPERTY TAXES BUT RECEIVE 0% OF PROMISED SERVICES

Horse Creek Ridge and Citro represent **approximately 10% of all homes in Fallbrook**, yet generate **22–26% of Fallbrook's total property tax revenue**.

Despite this disproportionate contribution:

- We have **no grocery store**
- No retail services
- No professional offices
- No town center
- No secondary evacuation route
- No infrastructure improvements proportional to our tax contribution

Rezoning the last remaining commercial parcel is **taxation without representation**.

III. PARKING FAILURE: COUNTY STAFF AND COMMUNITY MEMBERS HAVE ALREADY IDENTIFIED THE PROBLEM

The proposed Passerelle project includes:

- **138 residential units**
- **65 guest parking spaces**
- **Zero driveway parking**
- **Substandard garages (18' x 18')** that cannot fit modern vehicles

This guarantees **massive spillover parking** into:

- Friesian Way
- Garrano Lane
- Palomino
- Horse Creek Ranch Road
- **The HCR pool parking lot**

Jeff Baker's comment (from the County's CEQA record) explicitly states:

"There is not enough parking."

The County's response was dismissive and inadequate.

HCR Pool Parking Will Be Overrun

The proposed development has **no pool**, **no recreation center**, and **no amenities**. Residents of the 138 units will inevitably use:

- The HCR pool
- The HCR community center
- HCR parking lots

This will:

- Increase trespassing
- Increase HOA security costs
- Reduce access for HCR residents
- Create conflict between communities
- Burden infrastructure that was **never designed** for additional multifamily units

This is a **foreseeable impact**, and the County has failed to address it.

IV. BIKE-LANE SAFETY IMPACTS: CHILDREN WILL BE PUT AT RISK

Horse Creek Ridge has **hundreds of children under the age of 18** who regularly ride bicycles throughout the community. Our bike lanes are **heavily used**, especially near:

- The Harvest House pool
- Horse Creek Ranch Road
- Friesian Way
- Garrano Lane

Overflow parking from the 138 units will block bike lanes.

When parking spills into the streets — which is guaranteed — vehicles will:

- Park illegally in bike lanes
- Reduce visibility for children
- Force cyclists into traffic lanes
- Create blind corners near the pool and community center
- Increase collision risk during school commute hours

This is a CEQA-triggering safety impact.

CEQA requires analysis of:

- **Hazards to bicyclists**
- **Hazards to children**
- **Conflicts between vehicles and non-motorized users**

The County's CEQA Addendum does **not** analyze bike-lane obstruction or child safety impacts.

This is a **major deficiency** and a **public-safety liability**.

V. ENVIRONMENTAL IMPACT: FORCED LONG-DISTANCE DRIVING FOR BASIC SERVICES

The County's own CEQA documents acknowledge environmental impacts — yet they ignore the largest one:

HCR/Citro residents must drive long distances for basic necessities:

- Temecula: 18–35 minutes
- San Marcos: 16–30 minutes
- Oceanside: 14–45 minutes

- Escondido: 14–40 minutes
- Fallbrook proper: 20+ minutes

Environmental Impact (Conservative Estimate):

- 1,616 households
- 40-minute round trip for groceries
- 2 gallons of fuel per trip
- ~$6.00 per gallon
- **$8.10 per trip**
- **$13,089.60 per week**
- **$680,659 per year** in unnecessary fuel consumption

This is **fossil fuel usage directly caused by the County's failure** to provide commercial services.

CEQA requires analysis of:

- Vehicle Miles Traveled (VMT)
- Greenhouse Gas emissions
- Induced travel
- Loss of planned commercial services

Yet the County dismissed these concerns by claiming they are "not new information," which is **legally incorrect**.

Removing **157,000 sq ft of office use** and replacing it with **138 residential units** is a **new impact** requiring analysis.

VI. FIRE EVACUATION: THE COUNTY IS IGNORING A FORESEEABLE LIFE-SAFETY RISK

Horse Creek Ridge and Citro have **only one evacuation route** to I-15.

Recent wildfire near HCR (January 21–25):

- Fire burned **¾–1 mile** from homes
- **25+ fire engines** deployed
- Residents prepared to evacuate
- Traffic backed up on Horse Creek Ranch Road

If I-15 is blocked by an accident during a fire, evacuation becomes impossible.

This is not hypothetical — it is foreseeable.

The County claims the Geiger evacuation study is sufficient.

But the study:

- Does **not** analyze simultaneous wildfire + I-15 blockage
- Does **not** analyze cumulative density (Palomar College + HCR + Citro + Passerelle)
- Does **not** analyze evacuation for **three-story multifamily units**
- Does **not** analyze evacuation for **Town Center conversion**, which is now likely

The Board must understand: **If evacuation fails, the County will bear responsibility.**

VII. CUMULATIVE REZONING RISK: THE TOWN CENTER IS NEXT

The Staff Report now refers to the Town Center parcel as the:

"Remainder Lot."

This signals that:

- The Town Center is no longer being treated as commercial
- Staff anticipates future residential rezoning
- The community will lose **all** commercial land

If Passerelle is approved, the Town Center will be next. This is **incremental rezoning** — developers take an inch and are given a mile.

VIII. LAND-USE INCONSISTENCY AND MASTER PLAN FAILURE

The Board must answer:

What is the master plan for the Horse Creek Ridge / Citro region?

Because:

- We were told commercial services would be built
- We were told a town center would be built
- We were told professional offices would be built
- We were told infrastructure would match density

None of this has occurred.

Instead:

- Developers request rezoning
- Staff recommends approval
- Infrastructure remains unchanged
- Evacuation remains inadequate
- Commercial land disappears

This is **piecemeal planning**, not a master plan.

IX. REQUESTS TO THE BOARD OF SUPERVISORS

I respectfully request that the Board:

1. Deny the Passerelle LLC rezoning request.

2. Require a full Environmental Impact Report (EIR).

The CEQA Addendum is legally insufficient.

3. Provide a written explanation of the County's master plan for:

- Commercial development
- Evacuation improvements
- Water-supply capacity
- Traffic and circulation
- Bike-lane safety
- Child safety
- Affordable housing distribution
- The Town Center parcel
- Future rezoning intentions

4. Confirm whether the County accepts liability for evacuation failure.

X. CONCLUSION

Approving this rezoning would:

- Eliminate essential commercial land
- Increase wildfire evacuation risk
- Worsen traffic and parking
- Overrun HCR pool parking
- Block bike lanes
- Endanger children
- Strain water resources
- Violate the General Plan and Specific Plan
- Create fiscal inequity

- Expose the County to CEQA challenge
- Set precedent for converting the Town Center
- Permanently harm the community's safety and quality of life

For these reasons, I strongly urge the Board of Supervisors to **deny the rezoning request** and protect the integrity, safety, and sustainability of the Horse Creek Ridge and Citro communities.

Respectfully submitted, David Chareonsuphiphat Horse Creek Ridge Community Fallbrook, CA

From: Dan Silver
To: LUEG, PDS.PlanningCommission
Cc: Nicoletti, Vince; Talleh, Rami; Farmer, Tyler; Oberbauer, Sean; Michael Beck
Subject: [External] Passerelle, July 10, 2026, Planning Commission
Date: Thursday, June 25, 2026 2:01:30 PM

VIA ELECTRONIC MAIL

June 25, 2026

Planning Commission
County of San Diego
5510 Overland Ave
San Diego CA 92123

RE: Passerelle, July 10, 2026, Planning Commission

Dear Chair and Members of the Commission:

Under consideration is a change from office commercial to residential. Passerelle is part of a large project approved as part of the 2011 General Plan Update. At this time, if is an "infill" project on a graded site.

In prior correspondence, Endangered Habitats League (EHL) has raised concerns over vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.

According to staff, VMT will be less than under the prior office commercial. Housing in this location might also replace even longer commutes from Riverside County. While we are concerned over the loss of employment locations, there is obviously a lack of market demand for the existing planned use, and the responses to comments point out that substantial commercial mixed use potential remains within the project as a whole.

Regarding GHG emissions, the project now proposes a package of additional measures. These go beyond Title 24 energy efficiency codes, prohibit natural gas infrastructure, install rooftop solar panels and a vehicle charger for each unit, and offer a 100% renewable energy provider. While EHL welcomes input from other groups with more expertise on GHG reduction, these substantially address our prior concerns over a lack of GHG measures.

For these reasons, and with these additional conditions, EHL's various concerns over the project have been sufficiently addressed and we support its approval.

Thank you for considering our views.

Sincerely,
Dan Silver

NOTE NEW MAILING ADDRESS

Dan Silver, Executive Director
Endangered Habitats League
505 S Flower St #71001

PO Box 71001
Los Angeles CA 90071

213-804-2750
dsilverla@me.com
https://ehleague.org

Holly Holmes
423 Calabrese St, Fallbrook CA 92028
holn8r@gmail.com

July 3, 2026

TO: San Diego County Planning Commission5510 Overland Avenue, Suite 110San Diego, CA 92123

Subject: Passerelle Specific Plan Amendment (PDS2021-SPA-21-001 / PDS2021-GPA-21-003)

Dear Planning Commissioners,

I am writing to formally oppose the proposed General Plan and Specific Plan Amendments by Passerelle, LLC, which would rezone land from Office Professional to high-density multifamily residential.

This rezoning is detrimental to our community for the following reasons including, but not limited, to:

Loss of Promised Basic Services: The original plan designated this space for professional offices, medical facilities, and commercial spaces. Removing this zone deprives residents of the local services and employment opportunities originally promised to support this area.

Overburdened Infrastructure: The surrounding intersections at I-15 and SR-76 already experience heavy traffic. Adding high-density housing will exacerbate gridlock and create severe safety concerns, especially in the event of an evacuation from a fire.

Loss of Economic Balance: Eliminating dedicated professional space increases Fallbrook's reliance on outside commuting and reduces our local tax base.

Deviation from the Fallbrook Community Plan: This drastic change contradicts the fundamental vision of our local planning guidelines regarding density, scale, and community design.

I urge the Planning Commission to deny these amendments and uphold the commercial/office zoning to protect the long-term integrity of the Fallbrook community.

Sincerely,

Holly Holmes

Holly Holmes

From: Paul Klukas
To: LUEG, PDS.PlanningCommission
Subject: [External] Public Comment Item No. 1 on 7/10/26 PC Hearing (Passerelle)
Date: Wednesday, July 8, 2026 11:28:28 AM

Planning Commissioners,

I've owned an urban planning consulting firm in SD County for over 20 years. I also live in Horse Creek Ridge (HCR). I'm a member of the HCR Board of Directors. I'm going to take this opportunity to make some points about the Passerelle project from a BIGGER-PICTURE planning perspective than most of the other public comments you've received.

- Yes the project can reasonably be expected to cause parking problems and safety problems in HCR.
- Yes the project can reasonably be expected to cause trespassing and disturbances in HCR's community Activity Center complex and tot lots.
- Yes the project can reasonably be expected to increase security and maintenance costs and probably lower the home values in the HCR community.

But I would request that the Commission look at the Passerelle project from an urban planning perspective. Twenty years ago, this area was not slated for any development. Then, "Smart Growth" became the planning buzzword. And the Campus Park Specific Plan was approved for the east I-15/Hwy 76 area because it was identified by SANDAG and the County as the location for a PRIME Smart Growth community. Smart Growth was defined by the Board of Supervisors as a mixed-use development, proximate to services, transit, jobs and community amenities. The intent of the County was that Campus Park was designed to create a mixed use community whose residents would reduce vehicle miles traveled and thus reduce greenhouse gas emissions and pollution.

But since the original approval of this Smart Growth community, the County is now changing the land uses to something more profitable to the property owner. This direction of land use change is now taking the County to Dumb Growth. We have none of the services, jobs or amenities in our area. We have homes. And now, more homes. Even today, without the Passerelle project, over 1,600 residential homes in our community now have to travel over 18 miles to any decent commercial services, or to any jobs. And Passarelle is now requesting a change to the land use to eliminate jobs and service land use to construct more houses. And we can bet that the Town Center lot (an adjacent lot designated commercial and owned by Passerelle) will be next to eliminate services and jobs to be replaced by more houses.

County Staff says that professional Office jobs "are not feasible". They're certainly more feasible than they were 20 years ago, when the specific plan was under consideration and subsequently adopted. The County is now, slowly but consistently sabotaging Smart Growth features originally envisioned for the area. County Planning is sabotaging the previous Board's adopted Smart Growth policies, and haphazardly throwing residential land uses everywhere.

Please be aware that the residents of HCR are not simply NIMBYs. We don't complain when development is proposed that is consistent with the adopted [Smart Growth] plan. We are average citizens who invested in a mixed use community, which the County is now revising into a giant residential subdivision, over our objections. In light of the fact that the state now directs the local planning processes, we expect these land use amendments will continue. We see the pattern. It's beginning to negatively affect the entire county.

For the planning policy reasons stated above, and the several more compatibility objections articulated by the many other residents of HCR, the County should deny the Passarelle proposal and use the opportunity to discourage [condition against] the same from happening on the Town Center parcel.

Sincerely,

Paul J. Klukas
35512 Castilian Ct.
Fallbrook, CA 92028

Lagerlof LLP
LAWYERS

June 30, 2026

VIA E-MAIL – Nicholas.Koutoufidis1@sdcounty.ca.gov

Mr. Nicholas Koutoufidis
County of San Diego

Re: Starlight Solar Project – Water Supply Issue - CEQA

Dear Mr. Koutoufidis:

I am the attorney for Jacumba Community Services District (the "District"). The District has forwarded me various items of prior correspondence regarding the water supply issues for the Starlight Solar Project (the "Project"). In addition, I am aware of recent statements the County has made with respect to the Project and the related water supply issues. One of those statements relied on a June 30, 2022 "Project Facility Availability – Water" document signed by the District's General Manager at that time. That document is included as Appendix Q to the draft Environmental Impact Report for the Project. Significantly, that document includes a statement that "This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted."

The County's reliance on that document is misplaced, as the District's Board of Directors took action on April 25, 2023 to cancel all then outstanding water supply agreements and commitments the District had in place. That action nullified the June 30, 2022 Project Facility Availability – Water document and therefore there is no commitment from the District now in place with respect to the provision of water to the Project, which is situated outside of its jurisdictional boundaries and sphere of influence.

The County must take the above issues into consideration as it further reviews the environmental impacts of the Project.

Very truly yours,

James D. Ciampa

cc: Board of Directors, Jacumba Community Services District (by e-mail)

Planning Commission Hearing

Meeting Time: 07-10-26 09:00

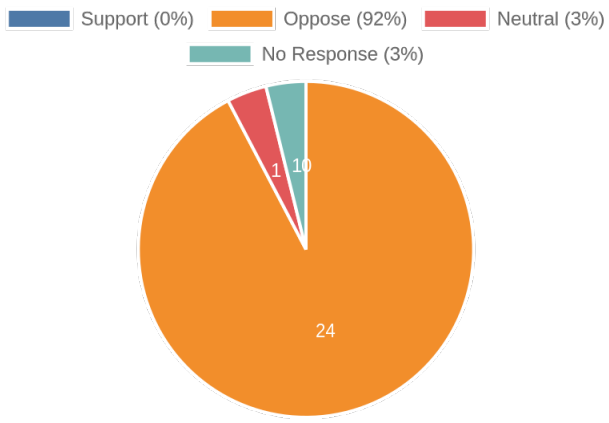
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission Hearing	07-10-26 09:00	15	26	0	24	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission Hearing

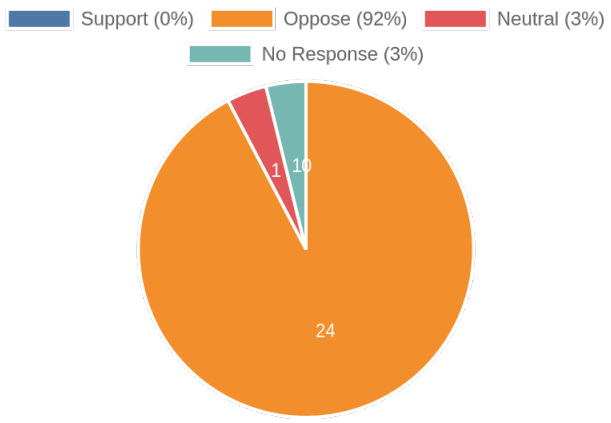
07-10-26 09:00

Agenda Name	Comments	Support	Oppose	Neutral
1. (Continued from the June 12, 2026 Planning Commission Hearing) Passerelle; PDS2021-GPA-21-003, PDS2021-SPA-21-001, PDS2021-TM-5338R, PDS2021-STP-21-013, PDS2021-ER-03-02-059C; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Previously Certified Environmental Impact Report; Fallbrook Community Planning Area (S. Oberbauer)	26	0	24	1

Sentiments for All Agenda Items

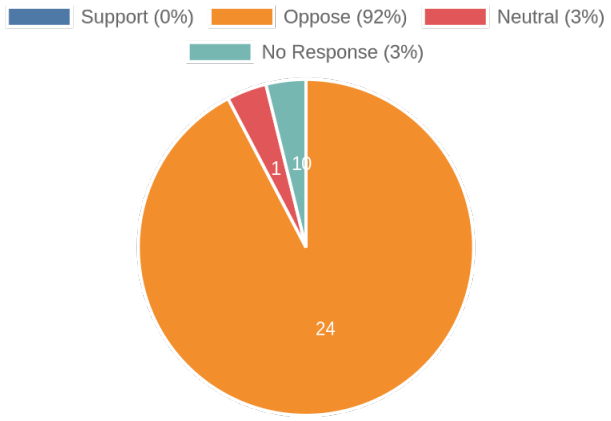
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 1. (Continued from the June 12, 2026 Planning Commission Hearing) Passerelle; PDS2021-GPA-21-003, PDS2021-SPA-21-001, PDS2021-TM-5338R, PDS2021-STP-21-013, PDS2021-ER-03-02-059C; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Previously Certified Environmental Impact Report; Fallbrook Community Planning Area (S. Oberbauer)

Overall Sentiment



Gabrielle Schultz
Location: 91934 , Jacumba
Submitted At: 12:07pm 07-08-26

I live at the DVT Jacumba and the dust is absolutely the most we oppose off! As well wild life protection and water safety please
Move the Phase 2 battery storage (BESS) as far from homes and evacuation routes as possible and require a water retention basin beneath it.
• Require meaningful accountability for dust, noise, and construction impacts through independent monitoring and enforcement.
• Require a minimum $7 million Community Impact Fund, fully funded during Phase 1.

Jeffrey Dierling
Location: 92028, Fallbrook
Submitted At: 12:56am 07-07-26

I strongly oppose the Commission’s proposal to rezone lots designated for professional office buildings into multi-family residential condominium units. This will severely exacerbate local traffic and create an immediate parking issues. The proposed plan has extremely limited parking spaces, virtually guaranteeing that overflow vehicles will crowd our surrounding streets. Introducing a high-density residential complex into an area already suffering from a lack of small businesses and essential services will strain the community further, denying current residents the commercial infrastructure necessary to support their daily needs. The still-undeveloped "Town Center" lot is now downgraded in the report to a mere "Remainder Lot." This indicates even more housing on the lot. Sacrificing designated commercial zones for residential development strips the neighborhood of its planned economic foundation, ensuring long-term congestion and a balanced, self-sustaining community.

Matthew Acosta
Location: 92028, Fallbrook
Submitted At: 3:39pm 07-06-26

I am a Horse Creek Ridge homeowner and oppose approval of Passerelle unless stronger conditions are added to protect existing residents.

My main concern is parking spillover into HCR. The project proposes 138 large detached-style condo homes with 65 guest spaces and relies on residents using two-car garages for parking. That is not enough protection unless garage use, guest parking, red curbs, and towing are enforceable. The developer should fund signage, permit parking, or other remedies if overflow reaches HCR streets.

I am also concerned about fire access and evacuation, traffic, construction impacts, trash storage reducing garage parking, park/CFD costs, stormwater maintenance, noise walls, and loss of planned office/commercial uses.

Please deny the project or require stronger conditions, including funding before occupancy and confirmation that the Town Center parcel will not become more housing without separate public review. Thank you.

Shannon Speratos
Location: 92028, Fallbrook
Submitted At: 12:16pm 07-06-26

My family and I recently purchased a home in the Promontory area of Horse Creek Ridge. With asking prices well over $1 million dollars in this area of the neighborhood, we had many other options in North County. Part of the decision making process to invest a large sum was the overall feel and quality of life this community offers. This included analyzing the future plans, traffic impact when the Palomar College campus is built out, and the office and retail spaces planned for the future. I am disappointed that a potential "bait and switch" scenario is factor. Currently, in front of the proposed site, there are no parking signs for the Bike Path on both sides of Friesian Way. The proposed 3-story condos will not only be an eyesore, the limited parking will spill out onto Fresian Way and Messara Street. Much like Andalusian Way, cars will line both sides of the primary throughfare creating safety and value issues in what was billed as the "upscale" neighborhood in the HCR community.

Michael Gogal
Location: 92028, Fallbrook
Submitted At: 10:38am 07-06-26

This plan ignores the safety of all residents by disregarding basic safety issues. The excessive number and size of the condo-lot homes restrict fire access. There are NO local fire trucks that can reach a three-story structure, and the Staff Report’s focus on wildfires ignores that homes can burn for other reasons. The plan also fails to connect the currently closed bridge next to an existing fire station on Old 395 that would provide immediate access over the 15 for emergencies and evacuations. Instead of solving these safety issues, the Staff Report all but condemns the residents of these communities to death in the event of a wildfire in stating, “it is not anticipated that the entire community would be relocated off-site during a wildfire event; and the project as proposed will provide numerous opportunities throughout the site for on-site relocation and sheltering in place as a contingency option.” All roads also need to be fully widened to permit a faster evacuation.

Hildy Baumgartner
Location: 92028, Fallbrook
Submitted At: 8:26am 07-06-26

I urge the Commission to reject the proposed plan because it permits too many homes and the proposed homes are too large. The proposed three-story condo residences will equal more vehicles and the justification that the prior professional office development permitted three-story buildings ignores that Horse Creek Ridge (HCR) has only two-story residences. The sixty-five “guest” parking spots will be used by residents because the proposed homes will not have driveways, and the garages will be used for everything but parking cars. The Staff Report's solution that requiring windows on the garages ignores curtains and opaque window coverings. This Commission should require less and smaller homes with driveway parking and more true guest spots.
The plan lacks sufficient community amenities. The new north homes should circle a park (similar to Pantaneiro Place in HCR); and the south homes must include a community pool with sufficient parking spaces to avoid conflicts with the HCR community.

Micaela Coleman

Location: 92028, Fallbrook
Submitted At: 11:41pm 07-05-26

As a Fallbrook resident, I strongly oppose converting essential commercial land into 138 multifamily units adjacent to Horse Creek Ridge (HCR). The Board must deny this request for the following critical reasons:
Life-Safety & Evacuation: HCR and Citro rely on a single evacuation route to I-15. Compounding density without adding secondary exit infrastructure poses an unacceptable wildfire safety liability.
CEQA Deficiencies: The Addendum illegally bypasses a full EIR. It fails to analyze induced Vehicle Miles Traveled (VMT) caused by forcing residents to drive 20+ minutes for basic groceries, nor does it address child safety risks from spillover parking blocking neighborhood bike lanes.
Infrastructure Strain: Deficient parking ratios (zero driveways, only 65 guest spots) will overrun local streets and private HCR recreational facilities, increasing HOA security burdens.
Protect our community's safety, fiscal equity, and Master Plan integrity: deny this amendment.

Jerahmia Fischer
Location: 92028, Fallbrook
Submitted At: 11:40pm 07-05-26

As a Fallbrook resident, I strongly oppose converting essential commercial land into 138 multifamily units adjacent to Horse Creek Ridge (HCR). The Board must deny this request for the following critical reasons:
Life-Safety & Evacuation: HCR and Citro rely on a single evacuation route to I-15. Compounding density without adding secondary exit infrastructure poses an unacceptable wildfire safety liability.
CEQA Deficiencies: The Addendum illegally bypasses a full EIR. It fails to analyze induced Vehicle Miles Traveled (VMT) caused by forcing residents to drive 20+ minutes for basic groceries, nor does it address child safety risks from spillover parking blocking neighborhood bike lanes.
Infrastructure Strain: Deficient parking ratios (zero driveways, only 65 guest spots) will overrun local streets and private HCR recreational facilities, increasing HOA security burdens.
Protect our community's safety, fiscal equity, and Master Plan integrity: deny this amendment.

Renee Hoglen
Location: 92028, Fallbrook
Submitted At: 10:18am 07-04-26

I respectfully urge the County to deny the Passerelle LLC rezoning proposal. This proposal is inconsistent with the County’s General Plan and replaces promised commercial space with additional residential units, increasing density without adequate infrastructure. More homes will create parking shortages, congest neighborhood streets, and worsen traffic, limiting access for emergency vehicles. In a wildfire-prone area, increasing density without improving evacuation routes puts residents and first responders at greater risk. The proposal also fails to provide a separate pool, clubhouse, or community amenities for new residents, placing additional strain on facilities that existing homeowners already fund through HOA dues. Residents purchased homes based on the approved master plan. This rezoning undermines that commitment, reduces quality of life, and fails to provide the infrastructure necessary to support safe, responsible growth.

Joseph Putrino
Location: 92028, Fallbrook
Submitted At: 9:46am 07-04-26

I'm an HCR resident and broadly support development, especially housing which is sorely needed. I have no objection to the changed land use at this site.

I do have one concern: Parking.

The area struggles with limited parking. HCR and Citro overflow massively onto the "backbone" streets (Andalusian/Gold Palomino). My understanding is that county acceptance of these streets is near, at which point street parking will be lost to bike lanes and "No Parking" signage. When that happens, what will happen to the hundreds of vehicles which utilize street parking there?

341 parking spots (garages + open spots) for 138 units gives 2.47 spaces per home. In Brindle and Chaparral in HCR we have 2.56 spaces per home and parking is a massive burden. More parking in this proposed community is incredibly important to prevent more vehicles being dropped on an overwhelmed system.

Will street parking be lost on the backbone streets? If so, hundreds of vehicles will be looking for other options.

Dana Jones
Location: 92028, Fallbrook
Submitted At: 9:21pm 07-03-26

I strongly oppose the Passerelle LLC rezoning proposal to convert designated commercial land into 138 multifamily units. This project is inconsistent with the County's General Plan, reduces planned commercial services, and would replace land intended for jobs and neighborhood-serving uses with additional housing that the area's infrastructure is not prepared to support. It would also increase traffic, parking demand, wildfire evacuation concerns, and child safety risks, while shifting burdens onto Horse Creek Ridge and Citro residents, who already contribute substantial property tax revenue without receiving the promised infrastructure improvements. The County's CEQA review fails to adequately analyze these impacts, including bike-lane safety, vehicle miles traveled, cumulative development effects, and the broader loss of commercial capacity in the community. I urge the Board to deny the rezoning and require a full Environmental Impact Report before any further consideration.

Holly Holmes
Location: 92028, Fallbrook
Submitted At: 1:16pm 07-03-26

I formally oppose the proposed General Plan and Specific Plan Amendments by Passerelle, LLC for the following reasons (including but not limited to):

Loss of Promised Basic Services: The original plan designated this space for professional offices, medical facilities, and commercial spaces. Removing this zone deprives residents of the local services and employment opportunities originally promised to support this area.

Infrastructure: The surrounding intersections at I-15 and SR-76 already experience heavy traffic. Adding high-density housing will exacerbate gridlock and create severe safety concerns, especially in the event of an evacuation from a fire.

Loss of Economic Balance: Eliminating dedicated professional space increases Fallbrook's reliance on outside commuting and reduces our local tax base.

Deviation from the Fallbrook Community Plan: This drastic change contradicts the fundamental vision of our local planning guidelines regarding density, scale, and community design.

David Chareonsuphiphat
Location: 92028, Fallbrook
Submitted At: 10:40am 07-03-26

Horse Creek Ridge and Citro strongly oppose the Passerelle rezoning. Our community represents only 10% of Fallbrook's homes yet pays nearly 25% of its property taxes, and we still have no grocery store, retail, or town center. Converting the last commercial parcel into 138 units will overwhelm parking, push cars into bike lanes, and endanger hundreds of children who ride throughout the neighborhood. Residents of the new project will use the HCR pool and parking, creating security and access problems. Evacuation remains unsafe with only one route to I_15; a fire combined with an accident on the freeway would trap thousands. The project forces long_distance driving to Temecula, San Marcos, and Oceanside, creating major fossil_fuel and environmental impacts. Approving this rezoning invites future conversion of the Town Center and abandons the master plan promised to residents.

Michele Aubuchon
Location: 92028, FALLBROOK
Submitted At: 7:29am 07-03-26

I am vehemently opposed to the building of some 138 new homes on this land. From the beginning the builders of this community promised some retail/commercial developments in the area. We are so lacking in this area plus there is inadequate parking for the current homeowners. THIS WILL BE A HORRIBLE DECISION IF THEY BUILD MORE HOMES!!!

Stacey Azlin
Location: 92028, FALLBROOK
Submitted At: 10:05pm 07-02-26

I live in the Oakmont neighborhood. Respectfully, I am opposed to condos being built near the Harvest House Pool.

Thank you,
Stacey Azlin

Rochelle Hopkins
Location: 92028, Fallbrook
Submitted At: 10:02pm 07-02-26

I oppose the development of more residential units on Messara Street, as well as Friesian Way. Not enough parking and the area will feel congested and too busy. Retail stores would be greatly preferred! Thanks

Christina Willard
Location:
Submitted At: 7:17pm 07-02-26

I am a resident of the Horse Creek Ridge community, and I strongly oppose the proposed Project. The project is inconsistent with the established single family character of the community and would place additional pressure on streets and infrastructure designed for lower density residential use. The lack of parking within the project is concerning because it is located across from the FUSD elementary school bus stop at Messara and Friesian Way. This area is regularly used by young children. A high density development at this location will increase congestion and create unnecessary safety risks for school aged children. The addition of a high density residential project will worsen congestion and reduce visibility near crossings and intersections. At a minimum, the project should be substantially reduced in density, redesigned to better fit the surrounding neighborhood, and fully evaluated for traffic, pedestrian safety, parking, emergency access, and infrastructure impacts.

Kathleen Dietterle
Location: 92028, Fallbrook
Submitted At: 6:38pm 07-02-26

Hello,

I would just like to voice my opinion on proposed homes being built in Horse Creek.

If this build has/needs to happen, I ask the county to bring forth to the builder two things that they will HAVE to do in order to complete their build.

First, the amount of traffic it adds to the area and how it relates to an evacuation really needs to be considered. Adding 10 more minutes to an evacuation is a very long time. Right now there are only 2 main exits out of HCR. I ask that you mandate the builder to open up/fix the old bridge going over the 15 freeway that attaches to the 395. This will allow one more exit route for HCR and Citro in an event of emergency. Please also be advised, there are other people who live on Stewart Canyon that will need to evacuate also. Look up the Rice Canyon fire of 2007 that came over Monserate mountain and bulldozed its way through the area where our neighborhood stands.

Second, widen and landscape the rest of HCR road all the way to Citro.

Jonathan Awad
Location:
Submitted At: 5:51pm 07-02-26

I am a Brindlepoint resident in the Horse Creek Ridge community. Unable to attend the hearing, I submit this letter in opposition to the Passerelle Project.

While I recognize the need for housing, this project is not ready for approval due to unresolved issues:

1. Traffic: The analysis relies on outdated 2020 and 2009 data and assumes incomplete roadway improvements

are finished. A new study using current counts is needed.
2. Parking: With 138 units proposed, no independent parking study was provided. Our streets already face congestion, and high vehicle reliance makes this plan insufficient.
3. Amenities: The plan lacks adequate on-site recreation, which will burden existing community parks and facilities.
4. Land Use: Converting 157,000 sq. ft. of Office Professional land to residential use requires a thorough review of long-term economic impacts.

I respectfully request the Planning Commission deny or continue the project until these issues are resolved.

Nancy Martinez
Location: 92028, Fallbrook
Submitted At: 5:48pm 07-02-26

Our family strongly opposes the proposed development. With only two evacuation routes, our neighborhood already faces serious safety concerns during emergencies. Adding multifamily housing would increase traffic and further jeopardize resident safety.
The proposal also lacks adequate parking, making overflow street parking and unauthorized use of HOA amenities likely. This would create additional safety and security concerns for our community.
When we purchased our home, we were promised thoughtful development—not high-density housing that changes the character of our neighborhood. We respectfully urge you to reject this proposal.
Thank you for your consideration.

Joseys TW
Location: 92028, Fallbrook
Submitted At: 5:22pm 07-02-26

Our family formally opposes the proposed development. Our neighborhood already faces serious safety risks during fires, natural disasters, and emergency evacuations, and with only two exit routes, adding multifamily housing would further endanger residents. The plan does not mention amenities for the proposed housing but does mention “guest parking” without providing driveways or adequate parking areas, guaranteeing overflow street parking and unauthorized use of the HOA Harvest House lot and pool reserved for members. This will create safety hazards, limit access for paying HOA members, and increase crime risk. When we purchased our homes, we were promised businesses, town centers, and thoughtful development, not overcrowded condos that block views and disrupt the quiet environment our HOA committed to preserving. This proposal does not align with those expectations or support the long_term wellbeing of this private community.

Thank you.

Amanda Shuaib
Location: 92028, Fallbrook
Submitted At: 3:57pm 07-02-26

I oppose. These lots were never intended for this purpose. Blocking and obstructing views is not acceptable. Parking is already a huge problem. The increase in homes and people threaten everyone's safety in the event of an evacuation for fire or other emergency. For those who have never been evacuated, even on multi lane streets with less people, it's often stopped traffic, everyone trying to get out and rescue crews trying to get in. It is absolute chaos and a real safety issue. The neighborhood as is I am already concerned. With the proposed development I would be terrified. No street modifications would accommodate for that many people in the event of an emergency.

This development does not support the cozy community that we fell in love with when we bought our house in the initial phase. This is pave paradise and put in an unnecessary three story "parking lot"... with far too many people and ironically, insufficient parking. Please don't pass this proposal.

Alan Orther
Location: 92028, Fallbrook
Submitted At: 2:37pm 07-02-26

I oppose the proposed Horse Creek Ridge development. This high-density project threatens our infrastructure and quality of life.

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Blocked Views: The proposed three-story buildings will completely obstruct the scenic views of current residents, permanently lowering property values.

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Parking Crisis: The new units lack private driveways, and the plan provides completely inadequate parking. Our streets are already maxed out; adding hundreds of new vehicles will create a massive safety and traffic hazard.

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Amenity Poaching: The developer has included no pool or recreational areas. New residents will inevitably overutilize and crowd our private facilities and pools—amenities they do not own and do not pay into.

_Infrastructure Strain: This extreme density will overwhelm local utilities and slow down emergency services.

_The current infrastructure cannot support this burden. I urge the planning commission to reject this flawed proposal.

Christell Kaun
Location: 92028-5716, FALLBROOK
Submitted At: 2:30pm 07-02-26

Horse Creek Ridge already has major parking issues resulting from our existing detached condominiums, with cars parked all up and down hills where children are crossing for bus stops and it is difficult to see them around the curve. The proposed area's intersection being likewise congested with cars parking on the street right where families are crossing to get to the pool is going to be even more dangerous. On top of this, with no pool of their own and the proximity to the Harvest House pool, it is likely that people from these new condos will be trying to sneak in to use the pool. We pay hefty HOA fees for this pool, it should not be that close and tempting to new condos!

Bev Berg
Location: 92028, Fallbrook
Submitted At: 2:21pm 07-02-26

Three stories in front of homes that sold for more because of the view? That's mean. Plus, parking is already an issue in the streets which have cars parked on both sides of the street, and two cars passing each other heading different directions nearly scrape the parked autos.
When we bought years ago when the homes were still being built, we were told parks and parking and some storefronts and maybe a gas station would be in the frontage road. Obviously we have been taken. For profit, not convenience. Now our pool is already full of Chaparrell families, in addition to the Westbury and other neighborhoods. No place to sit, kids with big floaties and fighting with large noodles kept us from having a decent swim. Please don't build in our vision. Please

Hannah Sebring
Location: 92028, Fallbrook
Submitted At: 2:13pm 07-02-26

Dear HOA Board Members / Community Representatives,

We are writing as concerned residents and homeowners to express our opposition to the proposed townhome/condominium development near our neighborhood.

Many of us chose this community because of its family-oriented atmosphere, safety, stability, and well-maintained character. We are concerned this project could negatively impact property values, increase traffic, reduce privacy, and change the overall feel of our neighborhood.

The proposed location near a college campus also raises concerns about parking, noise, congestion, and a more transient population. While we support responsible growth, we do not believe this type of high-density development is the best fit adjacent to an established family community.

We respectfully ask decision-makers to carefully consider residents' concerns, including traffic, infrastructure,

safety, and preserving the character and long-term value of our neighborhood before moving forward.