

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN		
<p>OPEN SPACE ELEMENT</p> <p>Floodplains</p> <p><u>Goal I – Health and Safety</u></p> <ol style="list-style-type: none"> 1. Protect life and property by regulating uses in areas subject to flooding. 2. Reduce the need for the construction of major flood control improvements. 3. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, streams, rivers and groundwater supplies 	<p>Portions of existing Pankey Road (northern extension) as well as portions of the existing Pankey Road (southern extension), the sewer pump station, trail staging area and off-site facility areas within the previously described existing 100-year floodplain mapped along Horse Ranch Creek as part of the Project HEC-RAS. In addition, the proposed development would constrict floodplain width in the southern portion of the site, slightly raising the associated water surface elevation and extending the 100-year floodplain boundary further to the west within the adjacent Campus Park West (TM 5424) property. The additional area within the Campus Park West property is currently vacant, and is not proposed for uses under TM 5424 that would be adversely affected by the described flooding. The Proposed Project design includes a number of measures to address the location of existing and proposed facilities within mapped floodplain boundaries as described above, including: (1) applicable portions of all proposed residential lots, as well as on and off-site roadway/utility corridors and other appropriate sites/facilities, would be elevated above 100-year storm flood water elevations through proposed grading; (2) portions of the 100-year flow derived from upstream areas would be directed to the existing box culvert at the Pankey Road (northern extension) crossing of Horse Ranch Creek, such that the existing culvert would accommodate the remaining flows and the noted section of Pankey Road would not flood during 100-year storm flows; (3) the existing northernmost bridge along Pankey Road (southern extension) would be replaced to accommodate post-development flows and avoid flooding; and (4) a letter will be obtained from the Campus Park West property owners stating that they do not object to the described modification of floodplain conditions within their property. Based on the above described measures and assumptions, no significant flooding impacts to existing, Proposed Project, or off-site facilities within the pre- or post-development Horse Ranch Creek floodplain are anticipated.</p> <p>The Project site contains Horse Ranch Creek, which is located in the western portion of the site, a tributary of San Luis Rey River to the south. The southern un-channelized portion would be preserved within open space. Storm water runoff would be collected in proposed storm drain facilities and conveyed to the existing County storm drain system. Proposed storm drain facilities would be provided in compliance with regulatory requirements of the NPDES. Compliance with these requirements would ensure that degradation of water quality would not occur.</p>	<p>Yes</p>

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	<p>The Project is being designed to comply with all applicable requirements of the County of San Diego Storm Water Ordinance/Manual (and related documents), as well as the related NPDES municipal and general construction permits. Specifically, these requirements include regulating storm water flows to limit runoff from the site to approximate pre-development levels, and to meet applicable water quality standards through appropriate site design, source control, low impact development, priority project and treatment control BMPs.</p> <p>Pursuant to previously described requirements under County guidelines and related NDPES criteria, a Preliminary Hydro modification Plan was prepared to assess potential hydro modification impacts from the Proposed Project. This study evaluates pre and post-development hydrologic characteristics at four Points of Compliance, defined as areas "...where discharge from the project site leaves the project boundary." (Refer to the Project Description Section of the Preliminary Hydro modification Plan). Based on this data, the Project was assessed for conformance with applicable hydro modification criteria from adopted regulatory sources, including the San Diego Draft Hydro modification Plan and the County Interim Hydro modification Criteria. The Project Hydro modification Plan concludes that "...the proposed detention basin is adequate to mitigate the anticipated post-development runoff to satisfy the criteria set forth in...the San Diego Draft Hydro modification Plan. No damage to downstream facilities is anticipated due to hydro modification concerns". Accordingly, potential hydro modification impacts from implementation of the Proposed Project would be less than significant.</p>	

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COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>OPEN SPACE ELEMENT (cont.)</i></p> <p>Floodplains</p> <p><u>Goal II – Conservation of Resources and Natural Processes</u></p> <p>4. Encourage the conservation of the habitats of rare or unique plants and wildlife.</p> <p>5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect water quality.</p> <p>6. Encourage the use of streams as local open spaces.</p>	<p>Long-term water quality controls would be incorporated pursuant to the County Stormwater Ordinance/Stormwater Standards Manual and related NPDES Municipal Permit requirements, including measures to avoid or reduce erosion and sedimentation effects (e.g., the use of treatment control BMPs such as storm water filters). Short-term erosion and sedimentation impacts would be addressed through conformance with the NPDES Construction Permit and County Stormwater Ordinance/Stormwater Standards Manual.</p> <p>The Project site contains Horse Ranch Creek, which is located in the western portion of the site, a tributary of San Luis Rey River to the south. The Proposed Project would preserve the southern unchannelized portion of Horse Ranch Creek and its riparian corridor. Storm water runoff would be collected in proposed storm drain facilities and conveyed to the existing County storm drain system. Proposed storm drain facilities would be provided in compliance with regulatory requirements of the NPDES. Compliance with these requirements would ensure that degradation of water quality would not occur.</p>	Yes
<p>Open Space Design of Private Lands</p> <p><u>Goal I – Health and Safety</u></p> <p>1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.</p> <p>2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.</p> <p>3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard, and high earthquake potential.</p>	<p>Project development would generally avoid steeper areas of the Project site. The majority of on-site steep slopes would be preserved within the open space lot (preserve). The Proposed Project would be required to conform to erosion and stormwater requirements under the NPDES by the preparation of a SWPPP. The applicant has prepared a Storm Water Management Plan.</p> <p>No residential, commercial, or office professional structures would be located in areas subject to flooding, fault lines, or landslides. A Fire Protection Plan has been prepared that includes fuel modification zones that would buffer areas that abut potential off-site fire danger zones. In addition, all structures would be designed and built to meet IBC requirements to minimize earthquake damage. Please also see the response to General Plan, Open Space Element, Floodplains, Goal 1, above.</p>	Yes

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COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><u>OPEN SPACE ELEMENT (cont.)</u> <u>Goal II – Conservation of Resources and Natural Processes</u></p> <p>4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought and to protect air and water quality.</p> <p>5. Encourage the conservation of the habitats of rare or unique plants and wildlife.</p> <p>6. Encourage the use of minor natural watercourses as local open spaces.</p> <p>8. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shorelines, canyons, bluffs mountain peaks, and major rock outcroppings.</p>	<p>The Proposed Project would preserve significant areas of native vegetation and habitat, steep slopes, and major rock outcroppings. The Proposed Project would preserve natural/naturalized open space preserves, including the southern un-channelized portion of Horse Ranch Creek and its riparian corridor. The open space preserve will include sensitive biological resources such as the coastal California gnatcatcher, least Bell’s vireo, orange-throated whiptail, rufous-crowned sparrow, Diegan costal sage scrub, and southern riparian forest.</p>	Yes
<p><u>Goal III – Recreation</u></p> <p>11. Encourage recreational planning as part of all major residential development.</p> <p>12. Encourage the acquisition of historic sites (including unique archeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.</p>	<p>The Proposed Project would construct recreational facilities including neighborhood parks and a HOA recreational facility, an active sports park, and an integrated community with a hiking trail system.</p> <p>No significant cultural resource sites are located within the Project site.</p>	Yes
<p><u>Goal IV - Distinguish and Separate Communities</u></p> <p>15. Encourage the use of open space to separate conflicting land uses whenever possible.</p> <p>16. Encourage an intermingling of open spaces as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.</p> <p>17. Encourage development that is designed so as to include riding, hiking and bicycle trails.</p>	<p>The design of the Proposed Project maximizes the use of open space, as well as consolidation of residential areas, to separate and distinguish the neighborhoods within the Project site. Open space and recreational land uses are proposed, covering over 50 percent of the Project site. The open space uses include parks, community open space, and open space preserve. In addition, multi-use trails would be located within the Project development and in the open space areas. These trails would connect key elements of the site with each other and link to existing and planned off-site trails that could permit future opportunities for connection to sub-regional and regional systems.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<i>LAND USE ELEMENT</i>		
<u>Overall Goals</u>		
1.1. It is the goal of the Regional Land Use Element that urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.	The Project site currently is designated with a regional category of EDA (northern area) and SSA (southern area) within the overall General Plan. These current regional category designations do not permit the proposed development. The Project includes an application for a GPA, which would re-designate the entire Project site with a regional category of CUDA, and would be consistent with the type and scale of the Proposed Project. With Project approval and the adoption of the GPA, the Proposed Project would be consistent with this goal. (Also important to this evaluation is that the 1979 (as amended) General Plan categories are tempered by the Fallbrook Community Plan and sections within it that specifically address the Proposed Project site, see below.) Urban growth on this site is appropriate because the western boundary of the property is located adjacent to I-15, a major interstate highway, and SR 76, a California state highway, is located adjacent to the southern Project boundary. The Project site serves as an interface between the more urban freeway areas and the less populated, rural areas to the east.	Yes, with Project approval
<u>Overall Goals</u>		
1.2. It is the goal of the Regional Land Use Element that growth be phased with facilities.	The Proposed Project is located within an area currently served by utilities, including water, sewer, and electricity. The Project would construct utility pipelines to connect with these existing services. In addition, the Project area is adjacent to existing highways (I-15, SR 76) and roadways. On- and off-site roadway improvements, as well as payment of TIF, are proposed to mitigate both Project-related and cumulative traffic.	Yes
<u>Overall Goals</u>		
1.3. It is the goal of the Regional Land Use Element that growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.	The Proposed Project would provide a net gain of 751 residential units on the Project site (one existing residence would be removed and 751 homes would be constructed). The proposed homes include 521 single family and 230 multi-family dwelling units (these could be condominium units, or townhomes). Therefore the Proposed Project would provide a range of housing options, including multi-family housing units that are relatively affordable. In addition to housing, the Project would provide recreation, office and commercial uses in one community.	Yes
<u>Land Use Goals</u>		
2.2. Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.	See Overall Goal 1.1 above.	Yes

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COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>LAND USE ELEMENT (cont.)</i> <u>Land Use Goals</u> 2.3. Retain the rural character of non-urban lands.</p>	<p>Although the Fallbrook area is generally rural in character, the Project site is located in the eastern portion of the planning area, adjacent to a major freeway (I-15) and highway SR 76. The adjacency of these highways, as well as the proximity to several existing developments (including the Lake Rancho Viejo residential development and Pala Mesa Resort), planned small-lot residential/freeway commercial developments (Meadowood, Campus Park West, etc.), and Palomar College, would make the Proposed Project compatible with the character of the site environs currently planned for this area as discussed under Fallbrook Community Plan and associated documents below. The general area surrounding the I-15/SR 76 interchange is transitioning from a rural/semi-rural area to one of developing residential, office professional, and commercial development. This development has been planned for in the I-15/Highway 76 Interchange Master Specific Plan. Moreover, the proposed development would be subject to specific design guidelines contained in the Campus Park SPA/GPA Report, which would help retain rural character elements through site planning and specific design measures.</p>	Yes
<p><u>Land Use Goals</u> 2.6. Ensure preservation of contiguous regionally significant open space corridors.</p>	<p>The Project would dedicate an open space preserve. The open space preserve would include the southern area that encompasses the Horse Ranch Creek riparian corridor, as well as the northern area that contains coastal sage scrub and oak woodlands adjacent to an existing preserve to the north and east. Currently there is little direct habitat connection between the San Luis Rey River (south of the Project site) and the coastal sage scrub habitat. Because there is not contiguous habitat containing a regionally significant corridor under existing conditions, it is not possible for the Project to preserve it, and the Project is neutral as to this issue. Nonetheless, to the extent that such a corridor exists, it would be preserved under implementation of the Project as well.</p>	Yes
<p><u>Environmental Goals</u> 3.1. Protect lands needed for preservation of natural and cultural resources; managed production of resources, and recreation, educational and scientific activities.</p>	<p>No significant cultural resources are known for the Project site. The Project would provide an integrated trail system throughout the Project site and would enhance an existing hiking/equestrian trail that currently borders the northern area of the Project site. In addition, the Project would provide for the protection of significant areas of native habitat (see Land Use Goal 2.6, above).</p>	Yes

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COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>LAND USE ELEMENT (cont.)</i> <u>Environmental Goals</u> 3.2. Promote the conservation of water and energy resources.</p>	<p>The Project would provide open space preserve that would include the segment of Horse Ranch Creek that runs along the western portion of the Project site. The Project plant palette would utilize native and drought-tolerant plants to the extent possible, thereby minimizing water use. The proposed development would relieve commuter traffic by providing a balanced master planned community where jobs, housing, retail, and recreational opportunities are within walking distance of one another. In so doing, the Project would also aid in the decrease of future energy consumption.</p>	Yes
<p><u>Capitol Facilities Goals</u> 4.1. Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.</p>	<p>The Proposed Project identifies needed facilities and provides for their implementation with Project development. County Board of Supervisor's Policy I-84, the Public Facilities Element, and the requirements of the Specific Plan Amendment would assure that facilities and services are available concurrent with need and that development would not proceed until commitments from service provider agencies are documented.</p>	Yes
<p><u>Housing and Social Goals</u> 6.1. Encourage the development of communities that are accessible to a mix of residents' representative of the full ranges of age, income, and ethnic groups in the region.</p>	<p>Implementation of the Proposed Project would meet the goal of providing a variety of housing types. The affirmative fair housing action plan required of all new housing projects would ensure that the residential development is made available to all regardless of age, race, or ethnic origins.</p>	Yes
<p><u>Housing and Social Goals</u> 6.3. Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.</p>	<p>See Housing and Social Goal 6.1.</p>	Yes

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COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>LAND USE ELEMENT (cont.)</i> <u>Policy 1 - Regional Categories</u> 1.1. Current Urban Development Area (CUDA) The CUDA includes those County lands to which near-term urban development should be directed.</p> <ul style="list-style-type: none"> -- Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps. -- On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged. 	<p>The Proposed Project includes a General Plan Land Use designation change from EDA to CUDA, which would permit parcels less than one acre in size, thereby increasing overall density, and would be consistent with the adopted abutting Hewlett-Packard Specific Plan and <i>I-15/Highway 76 Interchange Master Specific Plan</i>. Project implementation would involve reclassifying the entire Project site to the Regional Land Use Plan designation of SPA (with an allowable density of 1.9 du/ac).</p>	<p>Yes, with Project approval</p>
<p><u>Policy 1 - Regional Categories</u> 1.3. Estate Development Area (EDA) The EDA combines agriculture and low density residential uses (parcel size of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.</p>	<p>The Proposed Project would be inconsistent with the EDA designation as described in the Regional Land Use Element of the General Plan. The northern area of the Project site is currently designated with a regional category of EDA. The EDA designation allows lot sizes of 2 to 20 acres. In addition, while smaller lot sizes are allowed within the EDA, the total number of DUs cannot exceed the allowable total per the land use designation and zoning. Under the General Plan, the maximum total number of DUs allowed on the northern area of the Project site is 68 (based on the existing slope gradients). As proposed, the Project would develop 751 dwelling units (248 single-family homes in the northern area), which would exceed the allowable number of homes and create more density than is permissible. Parcel sizes of the Proposed Project would range from 4,000 s.f. to 5,000 s.f.) for single-family homes, which is less than the required minimum. However, the Proposed Project includes an application for a GPA, which would change the designation of the northern area from EDA to CUDA, and would be consistent with the adopted abutting Hewlett-Packard Specific Plan and <i>I-15/Highway 76 Interchange Master Specific Plan</i>. With Project approval and the adoption of the GPA, the Proposed Project would be consistent with the General Plan land use designations.</p>	<p>Yes, with Project approval</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>LAND USE ELEMENT (cont.)</i> <u>Policy 1 - Regional Categories</u> 1.7. Special Study Areas (SSA) This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review, study, or annexation to the County Water Authority.</p>	<p>The southern area of the Project site has a regional land use designation of SSA, which is intended as a temporary designation pending study completion. Facilities financing, phasing and traffic and utilities review studies have been completed for this Project, and scenic guidelines, park and open space, and trails specifications are included within the Proposed Project Specific Plan. The Proposed Project includes an application for a GPA, which would change the designation of the southern area from SSA to CUDA, and has completed the studies anticipated when the area was designated SSA.</p>	Yes
<p><u>Policy 2 – Land Use Designations and Use Regulations</u> These designations provide for areas not intended to develop at urban densities. 2.4. Non Urban Residential Designations (17) Estate Residential - This designation provides for minor agriculture and low density residential uses. Parcel sizes of two or four acres (gross) or larger are required depending on the following slope criteria. -- Where the average slope of a proposed parcel does not exceed 25%: two-acre minimum parcel size. -- Where the average slope of a proposed parcel is greater than 25%: four-acre minimum parcel size. Clustering when located within the CRDA or EDA Categories of the RLUE is permitted within this designation. The minimum parcel size and maximum number of dwelling units shall be governed by the applicable Regional Policy.</p>	<p>The Proposed Project would be inconsistent with the (17) <i>Estate Residential</i> designation as described in the Land Use Element of the General Plan. The northern area of the Project site is currently designated (17) <i>Estate Residential</i>, which allows lot sizes of two acres (average slope of less than 25 percent) or four acres (average slope greater than 25 percent). Please see the response to General Plan Land Use Element Policy 1, Regional Categories. The Proposed Project includes an application for a GPA, however, which would change the designation of the northern area from (17) <i>Estate Residential</i> to (21) <i>Specific Plan Area</i> (1.9). With Project approval and the adoption of the GPA, the Proposed Project would be consistent with the General Plan land use designations.</p>	Yes, with Project approval
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent

		(Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>LAND USE ELEMENT (cont.)</i> <u>Policy 3.2 Community Plan Designations</u> Community and subregional plan designations, goals, objectives and policies shall be consistent with the regional categories, goals and policies of the Regional Land Use Element.</p>	See 1.3 and 1.7 of Policy 1, and 2.4 of Policy 2.	Yes
<p><i>CIRCULATION ELEMENT</i> Circulation Element Map</p>	<p>The Proposed Project would be inconsistent with the existing Circulation Element Map, which shows Pankey Road (SC 2602) traversing the Project site in a north-south direction in the western portion of the site and Pala Mesa Drive (SC 150) connecting with Pankey Road (SC 2602) at the southwestern Project site boundary. The Proposed Project includes an application for a GPA, which would amend the Circulation Element Map to be consistent with Proposed Project roadways. The proposed GPA would relocate the on-site segment of SC 2602 (current Pankey Road) to the proposed alignment of Horse Ranch Creek Road east of the current intersection with Pankey Road, extend Pala Mesa Drive to an extension of Pankey Road and provide Pankey Place as a connection between Horse Ranch Creek Road and Pankey Road. With Project approval and adoption of the proposed GPA, the Proposed Project would be consistent with the Circulation Element.</p>	Yes, with Project approval
<p><i>RECREATION ELEMENT</i> <u>Policies - Local Parks</u></p> <p>4. All parks and recreation facilities should be planned as part of an overall, well-balanced park system. 5. Local park planning should be integrated with general planning programs. 6. Each local park facility should be of sufficient size and proper location to foster flexibility in activities and programs.</p>	<p>The Proposed Project includes neighborhood parks within the single-family neighborhoods, an HOA recreational facility, an active sports park, and an integrated trail system. The park sites and trails would be sited and sized to foster flexibility and meet the needs of the new community. The public and private parks would meet all applicable park standards of the Quimby Act, the County's Park Land Dedication Ordinance, and standards in the Public Facilities Element.</p> <p>Although, as noted in the preceding paragraph, the Campus Park Project would provide adequate recreational facilities for its proposed uses, it should also be noted that the Proposed Project would be located in immediate proximity to the proposed Palomar College campus (EIR certified and project approved in July 2008). It is anticipated that the college facility would have ball fields, game courts and planned events, all of which would provide additional recreational opportunities for the Campus Park Project as well as other community residents.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>SEISMIC SAFETY ELEMENT</i> <u>Objectives</u></p> <ul style="list-style-type: none"> • To minimize the risk to human life from structures located in hazardous areas. • To ensure that facilities whose continuing functioning is essential to society, and facilities needed in the event of emergency, are so located and designed that they will continue to function in the event of a disaster. 	<p>Project design would incorporate measures to accommodate projected seismic loading pursuant to recommendations in the Project geotechnical investigations and further detailed geotechnical analysis conducted prior to issuance of a grading permit, as well as applicable seismic elements of the IBC and County Building Code. The majority of alluvial materials in the southern and central portions of the site (and most off-site road/utility corridors), as well as portions of the terrace deposits located at lower elevations in areas with shallow groundwater are potentially subject to liquefaction and related effects. Implementation of recommendations identified in the Project geotechnical investigations, as well as conformance with other pertinent geotechnical recommendations and applicable standards (e.g., the IBC), would avoid or reduce potential Project-related impacts.</p>	Yes
<p><i>SCENIC HIGHWAY ELEMENT</i> <u>Goals</u></p> <p>It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.</p>	<p>I-15 is classified as an “Eligible” California Scenic Highway from SR 76 north to SR 91 near the city of Corona. Since the Project site is immediately north of SR 76 and east of I-15, it is located within the Scenic Highway corridor.</p> <p>SR 76 from El Camino Real east to I-15, excluding the portion within the City of Oceanside, is a County-designated First Priority Scenic Route, and is located 0.5 mile west of the southern edge of the Project site. I-15 from SR 76 north to the Riverside County line is a County Third Priority Scenic Route. In addition, Reche Road and Mission Road also are listed as second priority scenic routes. As described in Section 2.1 of the EIR, no significant impact to motorists on these roadways is identified.</p>	Yes
<p><i>PUBLIC SAFETY ELEMENT</i> <u>Policies – Fire Hazards</u></p> <ol style="list-style-type: none"> 1. The County shall seek to reduce fire hazards to an acceptable level of risk. 2. The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss. 	<p>An FPP/FMP was prepared for the Project (EIR Appendix J). Three management zones were established based on local conditions and estimated worst-case scenarios derived from previous fire events, seasonal probabilities, and wind/weather characteristics within the southern California area. In the northern area, a 200-foot-wide vegetation management zone would be established adjacent to the single-family residential area to the east and north. A 125-foot-wide management zone would be located west of this single-family residential area and also along the eastern side of the single-family development in the southern area. A 125-foot-wide management zone also would be established around the multi-family residential areas just south and north of Harvest Glen Drive. Any lots within the balance of the proposed development bordering on open space areas or flammable vegetation would have a minimum 100-foot-wide management zone.</p>	Yes
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COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC SAFETY ELEMENT (cont.)</i> <u>Policies – Geologic Hazards</u> 2. The County will continue to pursue erosion and landslide control programs through such means as strict enforcement of the grading ordinance, continued support of the floodplain zoning program, and by requiring soils and geologic reports in hazardous areas.</p>	<p>Graded/excavated areas and fill materials would be stabilized through efforts such as compaction and installation of hardscape (paving, etc.) and landscaping. All developed areas would be stabilized through the installation of hardscape, landscaping, or native revegetation. Long-term water quality controls would be incorporated pursuant to the County Stormwater Ordinance/Stormwater Standards Manual and related NPDES Municipal Permit requirements, including measures to avoid or reduce erosion and sedimentation effects (e.g., the use of treatment control BMPs such as storm water filters). Short-term erosion and sedimentation impacts would be addressed through conformance with the NPDES Construction Permit and County Stormwater Ordinance/Stormwater Standards Manual. Erosion and sedimentation BMPs implemented for the Proposed Project would be further defined during the NPDES/County permit and SWPPP review process, with the resulting measures taking priority over the more general types of industry standard measures.</p>	Yes
<p><i>NOISE ELEMENT</i> <u>Policies</u> 4b. Because exterior CNELs above 60 dB and/or interior CNEL above 45 dB may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:</p> <ol style="list-style-type: none"> 1. Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to CNEL equal to 60 dB (A) or greater, an acoustical analysis shall be required. 2. If the acoustical analysis shows that noise levels at any noise sensitive land use will exceed CNEL equal to 60 dB, modifications shall be made to the development that reduce the exterior noise level to less than CNEL of 60 dB (A) and interior noise level to less than CNEL of 45 dB(A). 	<p>A noise analysis was prepared for the Project (Urban Crossroads 2009). This analysis used the standards cited in Policy 4b. Existing and projected future sensitive noise receptor locations were evaluated assuming future traffic volumes and Proposed Project uses. Where necessary, mitigation in the form of sound barriers was proposed. Following Project implementation, 60 dB(A) and 45 d(B)A requirements would be met, as appropriate.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>NOISE ELEMENT (cont.)</i> <u>Policies (cont.)</u> 3. If modifications are not made to the development in accordance with paragraph 2 above, the development shall not be approved unless a finding is made that there are specifically identified overriding social or economic considerations that warrant approval of the development without such modification; provided, however, if the acoustical study shows that sound levels for any noise sensitive land use will exceed a CNEL equal to 75 dB (A) even with such modifications, the development shall not be approved irrespective of such social or economic considerations.</p>		
<p><i>HOUSING ELEMENT</i> <u>Goals</u> 1. Assist housing developers by ensuring that new residential construction will be available to meet the needs of the region if adequate public services and facilities are in place. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.</p>	<p>Approval of the Proposed Project would implement the goal of supporting private sector residential construction. The Proposed Project would provide a wide range of market rate housing, including both single-family detached and multi-family. It is expected that some residents of the proposed project would be moving to Campus Park from the surrounding area, making available a corresponding amount of existing housing in the surrounding community. The Proposed Project would cumulatively contribute to the provision of balanced housing opportunities in the area.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>HOUSING ELEMENT (cont.)</i> <u>Policies</u> 12. Encourage developers to produce pedestrian oriented mixed-use areas where feasible in commercial areas, particularly along transit corridors. Developers of mixed use proposals will also be encouraged to provide amenities that enhance the residential aspects of the development proposal.</p>	<p>Campus Park is designed to be a “walkable” community (including residential, office professional, and commercial uses) served by a network of pedestrian and equestrian community and nature trails. Primary streetscapes have been designed to be pedestrian oriented, with tree-shaded walkways, pedestrian-scaled lighting, and shortened or enhanced crosswalks. A variety of trail types are proposed for the Project. A village multi-purpose trail (meandering eight-foot-wide decomposed granite stabilized walkway lined with a rail fence) would extend along the west side of Horse Ranch Creek Road from SR 76 north to Baltimore Oriole Road, where it would link with a nature trail to the east and continue north. A village multi-purpose trail also would be provided on Baltimore Oriole Road. These trails would allow pedestrian, equestrian, and bicycle travel.</p> <p>Village “promenades” would be located along Longspur Road and Harvest Glen Road. Village promenades would provide connections between residential neighborhoods, the Town Center, and the active sports park. The promenades would have eight-foot-wide decomposed granite meandering walkways. These trails would allow pedestrian and bicycle travel and equestrian uses.</p>	Yes
<p><i>CONSERVATION ELEMENT</i> <u>Policies – Wastewater Disposal</u> 8. Wastewater discharges shall not adversely affect the beneficial use of receiving waters. 10. Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife and to reduce erosion.</p>	<p>Wastewater generated by the Project would be conveyed to the existing wastewater system in the Project area in compliance with regulatory requirements of the RWQCB. The Project site contains Horse Ranch Creek, which is located in the western portion of the site, a tributary of San Luis Rey River to the south. The southern un-channelized portion would be preserved within open space preserves. Storm water runoff would be collected in proposed storm drain facilities and conveyed to the existing County storm drain system. Proposed storm drain facilities would be provided in compliance with regulatory requirements of the NPDES. Compliance with these requirements would ensure that degradation of water quality would not occur.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent

		(Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><u>CONSERVATION ELEMENT (cont.)</u> <u>Wastewater Disposal Policies and Action Programs Policies</u> 14. Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities. For projects requiring an environmental impact report, this information must be a part of this report.</p>	<p>A Project Facility Availability Form was received from RMWD regarding the Proposed Project. The form noted that facilities adequate to serve the Proposed Project would be available within the next five years. The Project has an agreement from RMWD to convey, treat and dispose of wastewater for 850 EDUs, or 100 percent of the Project's needs.</p>	Yes
<p><u>Drainage Flood Control Policies and Action Programs Policies</u> 16. Nonstructural flood protection methods will be used whenever practical for the conservation of floodplains. 19. Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.</p>	<p>No on-site residential, commercial, or office professional structures would be located in areas subject to flooding from Horse Ranch Creek. The reader is also referred to the response to the General Plan, Open Space Element, Floodplains Goal 1, above.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent

		(Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<i>CONSERVATION ELEMENT (cont.)</i> 22. The County will require flowage easements to be dedicated to the San Diego County Flood Control District at the time of development on all water courses [having] a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided.	The Applicant will provide such an easement in compliance with this requirement.	Yes
<u>Policies - Vegetation and Wildlife Habitats</u> 2. San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered or threatened species. 6. If a project is determined to have a significant adverse impact on plants or wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife. 9. When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their designs to protect existing habitat.	The County is coordinating the protection of vegetation and wildlife habitats with federal, state, and local agencies through the NCCP process. The Project site lies outside of the current MSCP area, which was adopted by the County to meet the requirements of the NCCP. It does, however, lie within the proposed North County Subarea of the MSCP, and is mapped as a hardline preserve in the Draft North County MSCP map. The hardline has been approved by the resource agencies. The Proposed Project would not conflict with the NCCP or the vegetation and wildlife habitat policies therein. The Proposed Project would have a significant impact on County-designated sensitive habitat lands. However, mitigation measures recommended in Subsection 3.3, Biological Resources, would reduce these impacts to less than significant levels.	Yes
<u>Policies – Vegetation and Wildlife Habitats Policies and Action Programs</u> 5. San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects. 16. The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals.	The landscape concept plan includes the use of native plant materials where possible. Re-vegetation areas are designed with native and drought tolerant plantings that would provide erosion control. The Project site is characterized by varied topography and contains steep slopes and canyons in the north, and flatter terrain in the central and southern areas. Most of the proposed development would avoid the steeper areas, which would be dedicated as open space. Adequate facilities, implementation of BMPs, and compliance with regulatory requirements would effectively minimize impacts associated with erosion or destruction of resources.	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent

		(Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<i>CONSERVATION ELEMENT (cont.)</i>		
<p><u>Policies – Soil Policies and Action Programs</u></p> <p>5. The County will seek to preserve natural terrain features through the adoption of appropriate guidelines and regulations.</p> <p>6. The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.</p>	<p>The Project site is characterized by varied topography and contains steep slopes and canyons in the north, and flatter terrain in the central and southern areas. Most of the proposed development would be dedicated as open space. A number of geotechnical investigations have been conducted including Shepardson Engineering Associates, Inc. (Shepardson 2007, 2006, 2005, and 2003); Pacific Soils Engineering (PSE 2000); and Woodward-Clyde Consultants (Woodward-Clyde 1982). The geotechnical reports are summarized in the EIR. Each of these reports note that a number of potentially adverse geology and soils conditions may occur or be encountered during Project implementation and identify several recommendations to address these potential conditions. None of the reports, however, found geotechnical issues to be so substantial that development would be infeasible. Potential Project-specific and cumulative geotechnical impacts associated with implementation of the Proposed Project would be effectively avoided or reduced below identified significance guidelines through conformance with recommendations provided in the Project geotechnical investigations and established regulatory requirements.</p>	Yes
<p><u>Policies - Astronomical Dark Sky</u></p> <p>1. The County of San Diego will act to minimize the impact of development on the useful life of the observatories.</p>	<p>Lighting for the Proposed Project would adhere to the regulations of the County Light Pollution Code (“Dark Sky Ordinance”). Lighting fixtures would also be carefully placed and provided with glare shields and louvers to eliminate light spilling into the sky or onto adjacent properties. See also Section 4.2.1 of the EIR.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)

COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>ENERGY ELEMENT</i> <u>Policies – Urban and Site Design</u></p> <p>3. Encourage increased densities when consistent with other General Plan policies and the Regional Growth Management Program.</p> <p>4. Promote land use aimed at minimizing transportation requirements.</p>	<p>With Project approval and the adoption of the GPA, the proposed residential densities would be consistent with the General Plan and Community Plan land use designations. The Project would include transit stops located along Horse Ranch Creek Road and Pankey Road. The bus route also would include a loop along Baltimore Oriole Road and Longspur Road. A system of community trails would promote pedestrian and bicycle travel within the site and to off-site connections. In addition, provision of some commercial and office professional uses on site may provide job or shopping opportunities for project residents, thereby minimizing the need for off-site travel.</p>	<p>Yes, with Project approval</p>
<p><i>PUBLIC FACILITY ELEMENT</i> <u>Policies - Coordinated Facility Planning</u></p> <p>1.1. The County will include public facilities planning and availability as part of the decision-making on land use development.</p> <p>1.3. The County will coordinate planning for the appropriate siting of public facilities with the cities and affected service providers of the region at the earliest possible point in the siting process.</p> <p>2.1. Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.</p> <p>2.2. Development projects will be required to provide or fund their fair share of all public facilities needed by the development.</p> <p>2.3. Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.</p>	<p>The applicant for the Proposed Project has coordinated with appropriate public service and utility agencies in planning for necessary public facilities. The Project site is within or adjacent to all service provider districts. The Proposed Project identifies needed facilities and provides for their implementation with Project development. In order for the Proposed Project to be approved by the County, all public services would be required to be available at Project implementation. As discussed in the Campus Park SPA/GPA Report, all necessary public facilities including sewer, water, schools and fire and emergency services have been identified and would be available. County Board of Supervisor’s Policy I-84, the Public Facilities Element, and the requirements of the Specific Plan Amendment would assure that facilities and services are available concurrent with need and that development would not proceed until commitments from service provider agencies are documented. Therefore, the Proposed Project would be in compliance with the facility planning policies.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i> <u>Policies - Coordinated Facility Planning (cont.)</u> 3.1. The County will require new development to pay its full and fair share of the facilities costs for those facilities needs created by the development, including both local and County regional facilities.</p> <p><u>Policies – Flood Control</u> 1.1 Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.</p>	<p>The Project is required to pay developer fees to cover each of the services identified above.</p> <p>The Federal Emergency Management Agency (FEMA) has mapped flood hazards in the Project site and vicinity. The entire Project site and off-site facility areas are designated as Zone X, or areas determined to be outside the 500-year (and therefore the 100-year) floodplain. A pre-development 100-year floodplain has been mapped along Horse Ranch Creek as part of the Project Hydrologic Engineering Center-River Analysis System (HEC-RAS) study. The existing 100-year floodplain along Horse Ranch Creek extends through the southernmost portion of the Project site. The Preliminary Hydrology and Hydraulics Study notes that the existing five- by eight-foot box culvert crossing of Horse Ranch Creek at the northern extension of Pankey Road operates under pressure during 100-year storm flows (including flows derived from upstream portions of the watershed that incorporates the Project site). Accordingly, this roadway is currently subject to flooding during 100-year storm flow conditions. In addition, the Preliminary Hydrology and Hydraulics Study states that the northernmost bridge over Horse Ranch Creek along the southern extension of Pankey Road is also subject to flooding during 100-year storm flow conditions.</p> <p>The majority of proposed on- and off-site Project development is not located within any mapped 100-year floodplain boundaries, with no associated potential impacts. Portions of existing Pankey Road (northern extension) and the previously described northernmost bridge along Pankey Road (southern extension), the sewer pump station, on-site roadways, off-site facility areas and one residential site are within the previously described existing 100-year floodplain mapped along Horse Ranch Creek as part of the Project HEC-RAS. In addition, the proposed development would constrict floodplain width in the southern portion of the site, raising the associated water surface elevation and extending the 100-year floodplain boundary further to the west within the</p>	<p>Yes</p> <p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i> <u>Policies - Coordinated Facility Planning (cont.)</u></p>	<p>adjacent Campus Park West (TM 5424) property. The additional area within the Campus Park West property is currently vacant, and is not proposed for uses under TM 5424 that would be adversely affected by the described flooding. Proposed Project design includes a number of measures to address the location of existing and proposed facilities within mapped floodplain boundaries, including: (1) applicable portions of all proposed residential lots, as well as on- and off-site roadway/utility corridors and other appropriate sites/facilities, would be elevated above 100-year storm flood water elevations through proposed grading (i.e., by building up associated pads or roadbeds); (2) portions of the 100-year flow derived from upstream areas would be diverted around the existing box culvert at the Pankey Road (northern extension) crossing of Horse Ranch Creek, such that the existing culvert would accommodate the remaining flows and the noted section of Pankey Road would not flood during 100-year storm flows; (3) the existing northernmost bridge along Pankey Road (southern extension) would be re-located and raised to accommodate post-development flows and avoid flooding; and (4) a letter will be obtained from the Campus Park West property owners stating that they do not object to the described alteration of floodplain conditions within their property. (The assessment of potential Project-related flooding impacts assumes that any upstream development would be required to detain, treat and release post-development 100-year storm waters such that the quantity, quality, discharge rate/time, location, and concentration of such runoff would be substantially the same as pre-development conditions.)</p> <p>Based on the above-described measures and assumptions, no significant flooding impacts to existing, Proposed Project, or off-site facilities within the pre- or post-development Horse Ranch Creek floodplain are anticipated.</p>	Yes
<p>2.1 The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate.</p>	<p>The existing overall pattern of on-site drainage to the south would be retained. Specifically, the existing nature and location of the Horse Ranch Creek drainage within the Project site would be preserved as part of the proposed open space preserve and would not be subject to impervious lining, channelization, or other modifications. In addition, it should be noted that the creek in this area was previously moved to its current location, and strictly speaking, is not “natural.” Stormwater management proposed for the Project would not result in</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i> <u>Policies - Coordinated Facility Planning (cont.)</u></p> <p>5.1 The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.</p>	<p>adverse environmental effects. Finally, the Project design also includes a number of vegetated swales that would emulate natural conditions by allowing stormwater filtration and limited percolation.</p> <p>With the inclusion of the proposed design measures post-development runoff leaving the Project site boundary would be less than or equal to the pre-development volumes. As a result of the described flow regulation measures, the associated projected runoff leaving the site, and the proposed use of energy dissipation structures, no significant impacts related to increased runoff volumes or velocities would occur from implementation of the Proposed Project. Based on this conclusion and the relatively small area of new impervious surface associated with proposed off-site roadway and utility corridors associated impacts to post-development runoff volumes and velocities from Project implementation would be less than significant.</p> <p>Pursuant to previously described requirements under County guidelines and related NDPES criteria, a Preliminary Hydro-modification Plan was prepared to assess potential hydro-modification impacts from the Proposed Project. This study evaluates pre- and post-development hydrologic characteristics at four Points of Compliance, defined as areas "...where discharge from the project site leaves the project boundary." Based on the data, the Project was assessed for conformance with applicable hydro-modification criteria from adopted regulatory sources, including the San Diego Draft Hydro-modification Plan and the County Interim Hydro-modification Criteria. The Project Hydro-modification Plan concludes that "...the proposed detention basin is adequate to mitigate the anticipated post-development runoff to satisfy the criteria set forth in the San Diego Draft Hydro-modification Plan. No damage to downstream facilities is anticipated due to hydro-modification concerns." (Refer to the Proposed Mitigation Section of the Preliminary Hydro-modification Plan). Accordingly, potential hydro-modification impacts from implementation of the Proposed Project would be less than significant.</p> <p>Potential water quality impacts related to Project construction include erosion/sedimentation, the on-site use and storage of construction-related hazardous materials (e.g., fuels, etc.), generation of debris from demolition</p>	<p>Yes</p>
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i></p>		

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<u>Policies Coordinated Facility Planning (cont.)</u>	<p>activities, and disposal of extracted groundwater (if required). Based on the use of appropriate BMPs as part of a SWPPP under applicable NPDES and County guidelines, however, no significant impacts due to construction-related hazardous materials would occur as a result of Project implementation. Construction-related hazardous materials controls implemented for the Project would be further defined during the NPDES permitting and NPDES/County SWPPP process, with the resulting BMPs taking priority over the more general types of standard industry measures. Based on the required conformance with NPDES Groundwater Extraction and Waste Discharge Permit standards and the implementation of related BMPs, no significant water quality impacts from Project-related disposal of extracted groundwater are anticipated.</p> <p>The Proposed Project is identified as a SUSMP “Priority Project” due to the inclusion of proposed development categories such as attached and detached residential properties, parking areas, and roadways. Anticipated contaminants associated with the Proposed Project include sediment, nutrients, heavy metals, oil and grease, organic compounds, oxygen demanding substances, pesticides, trash and debris, and bacteria and viruses. The Proposed Project would conform to applicable NPDES and County storm water standards; however, with such conformance to include the use of appropriate post-construction site design, source control and treatment control BMPs. Specific proposed BMPs are identified in the Project SWMP. No significant water quality impacts from Project implementation are identified.</p>	Yes
<u>Policies – Law Enforcement</u>		
2.1 The County will consider the availability of Sheriff facilities/services in the planning process.	The County considers availability during planning through ongoing coordination with the Sheriff during consideration of any proposed project. The current minimally acceptable response time is 8 minutes for priority calls and 16 minutes for non-priority calls. The current average response time to the Project site is approximately 23 minutes for priority calls and 35 minutes for non-priority calls, which exceeds the acceptable response time.	
3.1 The County will expand facilities serving the existing population to a level consistent with the short-term objective identified in Objective 1.		
3.2 New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities	Objective 1 requires a level of facilities sufficient to accommodate a service level of three patrol shifts per day per 10,000 population, or service-area-equivalent for commercial/industrial land uses, as an interim step toward meeting the	

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p>4.2 toward achieving the short term objective. Sheriff's facilities shall be designed and located based on appropriate criteria; including considerations such as access, visibility, potential for co-location with complementary uses, adequate sizing and proximity to population served.</p> <p>4.3 The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.</p> <p>5.1 The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.</p>	<p>facility goal. As noted above, response time is below standards. The Sheriff's Department recently has completed a law enforcement master plan and has identified the area in the vicinity of the Project site as a future expansion area not easily served from existing facilities. Although service demand would increase with Project implementation, improvements to roads and intersections on and off site (partially as a result of Project development) could improve existing response times in the Project area. The Project Applicant offered a location in the Town Center or office professional areas of the Proposed Project for a substation. According to the Director of Facilities for the Sheriff's Department, construction of a new station or a public safety land set-aside in this general area would help ensure adequate police protection in the vicinity. The Sheriff's Department determined the Project site to be unsuitable for a substation and is currently evaluating the property west of the Project site. The Project Applicant would be required to pay all developer impact fees identified by the County as necessary to defray costs associated with specific services.</p> <p>Additionally, all Resolutions prepared for Campus Park will include a condition that requires the project proponent to contribute appropriate funds, along with the other projects located in and around this Interchange, to fund this Sheriff's station.</p>	
<p><u>Policies – Animal Control</u></p> <p>4.1 New development shall be required to contribute its fair share toward financing animal control facilities to achieve the short-term objective.</p>	<p>The Project Applicant would be required to pay all developer impact fees identified by the County as necessary to defray costs associated with specific services. These include such items as animal control efforts. The Project would comply.</p>	Yes
<p><u>Policies – Schools</u></p> <p>1.2 To the extent allowable under state law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of</p>	<p>Using rates provided by the affected school districts (Fallbrook Union High School and Fallbrook Union Elementary School), the Proposed Project would contribute approximately new elementary/middle school students and new high school students to the Fallbrook school districts.</p> <p>Both school districts provided Facility Availability Forms specifying that the Proposed Project would result in school overcrowding. Each district also indicated, however, that prior to the issuance of building permits the Project</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p>service provided by an affected school district's facilities.</p> <p>3.1 Land use planning will be coordinated with the planning of school facilities.</p> <p><u>Policies – Fire Protection</u> Objective 1: Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire and emergency risks. The level of sufficient fire and emergency services facilities shall be based on factors such as: demands for fire protection and emergency services; geographic and demographic considerations; types and numbers of structures requiring additional companies to meet Insurance Service Office guidelines; and any other special needs (e.g. recreation areas and the petroleum industry). 1.2 The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures. 1.3 The County will ensure the availability of adequate fire and emergency services facilities I the review of discretionary land development applications, and require appropriate fire prevention and protection measures. 2.1 New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.</p> <p><u>Policies – Wastewater</u> 1.2 Discretionary land development projects</p>	<p>Applicant would pay development impact fees to the school district in accordance with California Education Code Section 17620. These fees reflect a fair share contribution toward school improvements--including expansion of existing schools and/or new schools (Jones 2008, Proctor 2008, Gannet 2008). These considerations satisfy the need for coordination and provision of additional facilities required under these policies.</p> <p>The County ensures availability through ongoing coordination with service providers with regard to any proposed project. The Project Facility Availability Form, the Fire Marshall indicated that the Proposed Project is eligible for service, but that facilities would not be expected to be adequate for Project service within the next five years. A letter containing Project specific conditions (based on location and type of Project uses) and detailing what would need to occur was provided on June 6, 2008.</p> <p>Because of the close proximity of Fire Station No. 4 to the Project site, it is expected that this station would be able to meet a response time target goal of five minutes once road improvements are implemented, including opening of the Pala Mesa Drive/I-15 overpass, extension of Pala Mesa Drive to future Pankey Road extension and construction of Pankey Place and Horse Ranch Creek Road. Additional specifications related to Project roadway size/turn around particulars, hydrants, sprinkler systems etc. are included in the letter. Each of these improvements is incorporated into the Proposed Project, and detailed in the Conceptual Fire Protection Plan/Fuel Modification Plan.</p> <p>The letter also notes that the routine tax rate for the area is inadequate and that the Applicant will need to negotiate tax exchange rates for the Project. The Applicant has committed to this negotiation. In consideration of all of the above, the Project would comply with the fire protection policies evaluated.</p>	<p>Yes</p>
<p>The Project Facility Availability Form completed by RMWD in indicates that</p>		

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p>will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.</p> <p>1.3 All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction.</p> <p>3.1 Water reclamation and conservation measures shall be included in the land development review process.</p> <p><u>Policies – Water Provision Systems</u></p> <p>1.2 Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.</p> <p>1.3 All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.</p> <p>3.4 Water reclamation and conservation measures shall be included in the land development review process.</p> <p><u>Policies – Childcare</u></p>	<p>facilities to serve the full Project would be available within five years. Currently, an agreement between the Project Applicant and RMWD allows for the conveyance, treatment, and disposal of wastewater for 850 EDUs, or 100 percent of the Project’s estimated sewage needs.</p> <p>Sewage from 850 EDUs would be treated at the RMWD WTP. This would ensure that wastewater treatment and disposal would be available concurrent with the Project’s need.</p> <p>The Availability Form noted that specific conditions would be provided later, and the Applicant would comply with them. The RMWD did not provide any water reclamation conditions on the Availability Form—such service is not currently available in this area. Drought tolerant plants and natives, however, are incorporated into Project planting. The Project would provide for reclaimed water lines to be utilized when such service becomes available.</p> <p>RMWD purchases 100 percent of its potable water from the SDCWA, which agency anticipates that sufficient water supplies will be available through 2030.</p> <p>The Project Facility Availability Form completed by RMWD in stated that facilities needed to serve the Proposed Project are reasonably expected to be available within the next five years based District capital facility plans. The Availability Form noted that specific conditions would be provided later, and the Applicant would comply with them.</p> <p>Low flow toilets and water saving appliances would be installed in Project homes.</p>	<p>Yes</p> <p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
3.1 The County will work to ensure that child care facilities are available when needed by new development.	This policy is not directly applicable to the Proposed project as this is a mixed use development for which the Applicant cannot control specific uses once the development is built. (I.e., if this was a plan developed by a single employer, the Applicant could arrange for on-site day care for employees, but this development would be sold to others once built.) In-so-far as the Project is neutral on this issue; however, it would not contravene the County's interest in child care facilities and is considered consistent.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i></p> <p><u>Policies – Parks and Recreation</u></p> <p>1.1. The County will seek additional funding sources for the acquisition, expansion, and development of local and regional parks.</p>	<p>The Proposed Project would provide several recreational facilities, including an active sports park, neighborhood parks, a community recreation facility, and a community/nature trail system. The parks and trail system would be available to both Campus Park residents and the general public. These facilities would be provided in lieu of additional funding.</p>	Yes
<p><u>Policies - Transportation</u></p> <p>1.1. New development shall provide needed roadway expansion and improvements on site to meet the demand created by the development, and to maintain a Level of Service “C” on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvement designed to contribute to the overall achievement of a Level of Service “D” on Circulation Element Roads.</p> <p>1.2. General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element road system from operating at its planned Level of Service at buildout.</p> <p>2.1. Equitable sharing of funding for transportation facilities.</p> <p>4.1. The use of alternative forms of transportation such as public transit and car/van pools will be supported and encouraged to reduce both roadway congestion and pollution.</p>	<p>All on-site roads would attain LOS C or better under both near-term and cumulative conditions. With the exception of SR 76, off-site roads affected by the Proposed Project would attain LOS D or better with mitigation.</p> <p>The Proposed Project would not prevent the Circulation Element from operating at appropriate LOS, but it is beyond the ability of this Applicant to make the necessary upgrades given existing and project conditions and the extent of SR 76 that is currently affected. Ongoing studies by Caltrans are being carried out for this facility, and recent improvements (widening SR 76 to four lanes) have been completed between I-15 and the Granite Construction Driveway (east of proposed Horse Ranch Creek Road) by Granite Construction. Mitigation measures approved for future impacts related to projects proposed by both Granite Construction and Warner Ranch between Rice Canyon Road and Couser Canyon Road have been approved for implementation by the County.</p> <p>The Project proposes participation in the TIF, which would satisfy the requirement for equitable sharing of funding for transportation upgrades.</p> <p>The Proposed Project would include pullouts on Horse Ranch Creek Road and Pankey Road to accommodate public transit buses. In addition, the bus route also would include a loop along Baltimore Oriole Road and Longspur Road. See also discussion under Urban and Site Design 3 and 4, above. Bike lanes would be provided along Horse Ranch Creek Road, Pankey Road, and Pankey Place on the south side of the road. Where the Project would complete off-site intersection improvements as part of the project or required mitigation</p>	<p>Yes, except for SR 76. That impact on off-site CE LOS is identified as significant and unmitigable.</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i> <u>Policies – Transportation (cont.)</u> 4.2. The County will ensure the development of its bikeway system and encourage its use.</p> <p>4.3. Consider the need for transit improvements in Large Scale Projects.</p> <p>4.4. Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development.</p>	<p>County required bikeway improvements also would be implemented. Bike racks would be provided at the Town Center and office professional buildings.</p> <p>Transit stops are proposed along Horse Ranch Creek Road and Pankey Road. In addition, the bus route also would include a loop along Baltimore Oriole Road and Longspur Road. The proposed transit stops would provide transit opportunities that could reduce traffic on local roadways and regional highways, as well as provide an alternative mode of transportation to accommodate on-site commercial uses.</p> <p>As demand increases, NCTD will adjust services accordingly, including a dedicated shuttle to Escondido, if it determines it to be feasible.</p> <p>Further, this area of the County has been designated, by SANDAG, as a location that should include a Transit Node. This Transit Node should include parking for buses, bus stops, parking for private vehicles, transfer station, etc. A location for this Transit Node has not been identified, at this time. However, it is most likely to fall within the I-15/SR 76 Interchange area. All project proponents, within this area will participate in the funding of the site acquisition, design and construction of this Transit Node.</p> <p>Therefore, all Resolutions prepared for the Campus Park Project will include a condition that requires the project proponent to participate, along with the other projects located in and around this Interchange, by contributing appropriate funds for the acquisition, design and construction of this Transit Node.</p>	

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<p><i>PUBLIC FACILITY ELEMENT (cont.)</i> <u>Policies – Transportation (cont.)</u></p> <p><u>Goals and Policies – Countywide Trail</u> CG 1 – Provide a Trail System Provide a system of “non-motorized trails” (trails) that meets the needs of County residents by providing scenic and enjoyable experiences that include connections with other public facilities, such as parks, open spaces, trail systems of other jurisdictions, points of interest, and/or sites with educational or historical significance.</p> <p>CP 1.1 – Continue to provide and expand the variety of trail experiences, including urban/suburban, rural, wilderness, multi-use and single use, staging areas and support facilities.</p> <p>CP 1.2 – Encourage trail routes that highlight the County’s recreational and educational resources, including natural, scenic, cultural and historic resources whenever possible.</p>	<p>Campus Park is designed to be a “walkable” community served by a network of pedestrian and equestrian community and nature trails throughout the Project site . Intra-development short cuts would be provided between PA R-1 and the active sports park. Primary streetscapes have been designed to be pedestrian-oriented, with tree-shaded walkways, pedestrian-scaled lighting, and shortened or enhanced crosswalks. These proposed trails would provide connection between residential, office professional, and Town Center developments. Open space (“nature”) trails would be provided within the fuel management area, and within open space surrounding the northern development area. Equestrian and pedestrian uses would be permitted along these nature trails. Nature trails would extend around the perimeter of the northern area, connecting to the off-site Monserate Mountain trail to the north and east.</p> <p>A trail staging area is proposed to be located immediately east of Pankey Road, north of SR 76. This staging area would provide parking for recreational users intending to use the region’s existing and proposed trail network.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
<u>Goals and Policies – Countywide Trail (cont.)</u> CP 1.3 – Provide a variety of linear distances for users to experience such as trails that offer long distance experiences and connect with other public trail systems, points of interest or transit facilities; and trails that offer short distance and loop experiences.	The nature trails in the northern portion of the Project site would offer longer distance views as they meander through topography and biological resources and connect to additional trails north of the Project site. The nature trails would loop around the northern development area and connect to either end of Baltimore Oriole Road. Trails within the development area would provide direct access to recreational facilities, office professional, Town Center, and transit facilities (bus stops).	Yes
CG 2 – Integrated Trail Planning Initiate and sustain an effective and efficient trail system, using the Regional Trail Map contained within the General Plan and a Community Trails Master Plan as the basis for future planning, coordination, implementation, and management of the trail system.	No trails identified in the cited documents are located or proposed within or near the Project site; therefore, this goal does not strictly apply to the Proposed Project. The reader is referred to response CG 1 regarding trail opportunities provided by the Project.	N/A
CG 2.7 – Pathways should be considered when connections to staging areas or trail systems cannot use a conventional trail and be routed along scenic roads where such routing is feasible.	As under CP 1.1, above, the trail staging area associated with Proposed Project would be accessed by both pedestrian paths and multi-purpose trails.	Yes
CG 3 – Program Implementation Consider both public and private lands for trail implementation.	The Proposed Project is a private development that has incorporated trails into its design.	Yes
CP 3.6 – Identify trail routes that meet a public need while recognizing the concerns of private property owners, safety requirements, land use concerns and environmental protection goals.	All project trails are open to the public. To address concern of private property owners, trails would be along public roadways. In open space, fencing would be provided where appropriate for safety, and where sensitive environmental resources are present, trails could be narrowed from eight to four feet.	Yes
CG 4 – Manage, Operate and Maintain Trails Strive to manage, operate and maintain trails so that proper use is encouraged, and that user safety, resource conditions, the environment, and adjacent land uses are not compromised.	Management and maintenance of trails within open space would be performed as outlined in the RMP for the Project. Trails would be monitored four times per year to determine if any maintenance and/or repair to the trails is required. Natural trails would be fenced, as appropriate, for safety and to ensure no trespassing into adjacent sensitive biological resources areas. Trails along roadways would be maintained by the HOA.	Yes
<u>Goals and Policies – Countywide Trail (cont.)</u> CP 4.1 – Coordinate the operations and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.	With the exception of nature trails within open space, trails along Project roads would be subject to HOA maintenance.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY OF SAN DIEGO GENERAL PLAN (cont.)		
CP 4.7 – When locating specific trail segments, prioritize locations that avoid significant impacts to sensitive environmental resources.	Project trails are along road rights-of-way, and no open space trails would occur within riparian habitat within Horse Ranch Creek. Refer to response CP 3.6, above.	Yes
CP 4.8 – Establish and designate trails, whenever feasible, that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread.	In the open space in the northern Project parcel, the planned trails would follow the route taken by existing trails unless the existing grade is too steep.	Yes
CP 4.9 – Trails should be closed when conditions become unsafe or environmental resources are severely impacted. Such conditions could include soil erosion, flooding, fire hazard, environmental damage, or failure to follow an outlined management plan.	The HOA would close trails when conditions become unsafe due to soil erosion, fire hazard, etc. It is not anticipated that severe impacts to environmental resources would occur since trails through open space would be narrowed to avoid sensitive resources, where appropriate, and also because the open space would be addressed through an RMP that includes habitat management to be implemented by a habitat manager.	Yes
FALLBROOK COMMUNITY PLAN		
<u>General Goal</u> It is the goal of the County of San Diego to perpetuate the existing rural charm and village atmosphere while accommodating growth in such a manner that it will complement the environment of Fallbrook.	The Proposed Project would create a distinctive community through development of a Town Center surrounded by residential homes of varying densities and housing types. Office professional areas designed in a campus park setting would add to the distinctive community by providing employment opportunities in the immediate area for existing and future residents. A system of pedestrian paths and nature trails would provide access to on-site recreational areas, as well as into surrounding open spaces. These features would result in a pedestrian-oriented development that would foster a sense of rural charm and a village atmosphere.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<u>Residential Policies</u> 2. The use of open space, architecture and building materials that are in harmony with the natural environment, and maintain and promote the intimate personal scale of the village and its character and warmth, should be encouraged.	The Project is designed to integrate with the site's natural features and topography, and would provide open space, trails, and parks. Residential development primarily would occur on the flatter areas of the site, and the moderate to steep slopes would be preserved as part of the open space preserve. Proposed residences, office professional, and commercial uses would be designed in accordance with architectural design guidelines contained in the Campus Park SPA/GPA. Adherence to these guidelines would ensure that architectural treatments and building materials would be compatible with the natural environment. As discussed above in the General Goal, the Project has been designed as a pedestrian-oriented development to create a sense of community and reinforce an intimate scale.	Yes
<u>Residential Policies</u> 3. Grading for residential development should not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion or siltation.	The Project site is characterized by varied topography and contains steep slopes and canyons in the north, and flatter terrain in the central and southern areas. Most of the proposed development would occur within the more level areas, and the steeper areas would be dedicated as open space. Adequate facilities, implementation of BMPs, and compliance with regulatory requirements would ensure that no problems associated with drainage, erosion, or sedimentation would occur.	Yes
<u>Residential Policies</u> 6. Planned developments which are sensitive to topographic restraints, and permit a more creative or imaginative development design than is generally possible through standard subdivisions should be encouraged.	The Project design includes a Town Center surrounded by residential, office professional, recreation and open space. Multi-family and single-family housing would be provided within distinctive pedestrian-oriented neighborhoods within a village community. Most of development would generally occur within the more topographically level areas of the site, and the steeper terrain and canyons would be preserved as open space.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<u>Residential Policies</u> 8. No lot created by means of clustering in the EDA shall be less than one gross acre in size.	The northern area of the Project site is currently designated with a regional land use category of EDA. The Project would consolidate residential development on smaller lots to provide larger areas of open space. Proposed lot sizes would be less than one acre. The Proposed Project includes an application for a GPA, however, which would change the designation from EDA to CUDA. With adoption of the GPA and Project approval, this policy would no longer apply, as the Project site would be designated CUDA.	Yes, with Project approval
<u>Residential Policies</u> 9. Subdivisions requiring sewers shall not be approved in the CRDA or EDA.	The northern area of the Project site is currently designated with a regional category of EDA. The Project would connect to the existing sewerage system. The Proposed Project includes an application for a GPA, which would change the designation from EDA to CUDA. With adoption of the GPA and Project approval, this policy would no longer apply, as the Project site would be designated CUDA.	Yes, with Project approval

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Business Goal</u> It is the goal of the County of San Diego to encourage the establishment of an atmosphere for free enterprise, orderly growth of business and professional services, and optimize convenience for local shopping needs.</p>	<p>The Proposed Project includes office professional use and commercial uses. The office professional uses would provide opportunities for companies to locate within this area of the County. Office professional uses could include civic uses, such as administrative services, small schools, clinic services, and childcare, and professional commercial uses such as financial services, real estate, medical, and personal services. Commercial uses would be located in the Town Center. Community-serving commercial uses, such as retail shops, restaurants, and offices, would also be within the Town Center. Provision of these commercial and office professional uses would provide for business opportunities and convenient shopping for residents of Campus Park and nearby developments.</p>	Yes
<p><u>Business Policies</u> 1. Business sites should be of adequate size to provide sufficient off-street parking, landscaping and room for expansion.</p>	<p>The proposed office professional and Town Center areas would include adequate off-street parking, pursuant to County parking standards. Landscaping in accordance with the Campus Park GPA/SPA Report also would be installed within these planning areas. It is anticipated that on-site office professional and commercial development would be driven by market demands. As such, orderly phased development of these uses would occur.</p>	Yes
<p><u>Business Policies</u> 2. The County should encourage the centralization of business areas and discourage “strip” commercial development.</p>	<p>The Project has been designed such that the proposed business uses would be centrally located within the Project site. Local commercial use would be located within the central Town Center, and office professional uses would be located near the single-family development. No strip commercial development is proposed.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Business Policies</u></p> <p>3. Commercial development should not be allowed to interfere either functionally or visually with adjacent non-commercial land uses.</p>	<p>Commercial and office professional uses on site would be compatible with the Campus Park community. The project provides for a relationship and provides for a relationship between the residential and business community. Commercial business uses primarily would be those relevant to the needs of local residents. To minimize visual differentiation between residential and commercial uses on site, landscape/hardscape buffers would be provided between zones. Native plantings complementary to existing natural vegetation, as well as traditional building materials (e.g., stone), would be used throughout the Project site to create compatibility between the Campus Park development and the surrounding environment. Special attention to landscaping/hardscaping details would be given to those sensitive areas that interface between open space preserves and commercial uses.</p>	Yes
<p><u>Business Policies</u></p> <p>4. The County should encourage landscaping in the design of commercial centers to soften structure and parking area impacts.</p>	<p>As noted above in Business Policy 3, landscaping would be provided to buffer/screen or soften views of commercial centers from adjacent non-commercial uses. Landscaping would be installed in accordance with the conceptual landscape plan and design guidelines contained within the Campus Park GPA/SPA Report.</p>	Yes
<p><u>Business Policies</u></p> <p>5. Overall attractiveness of structures should be encouraged while stressing the “village style” of architectural design.</p>	<p>The Proposed Project has been designed to provide services beyond residential uses, in keeping with a functional “village.” Proposed commercial and office professional buildings would be designed in accordance with the design guidelines contained within the Campus Park GPA/SPA Report. For the Town Center, office professional, and recreational facilities, no specific architectural styles are proposed so as to encourage a rich diversity of styles characteristic of a village. Continuity with diversity would occur through site development and landscaping, material selection, pedestrian orientation, articulation of forms, and appropriateness of scale.</p>	Yes
<p><u>Business Policies</u></p> <p>6. Areas designated for commercial development should be protected from encroachment by incompatible non-commercial uses.</p>	<p>Proposed commercial and office professional uses would be located within planning areas specifically limited to such uses. No incompatible uses would be permitted within these areas designated for commercial and office professional uses. Additionally, as stated in Business Policies 3 and 4 above, the proposed commercial and office professional planning areas would be physically separated from non-commercial uses through landscape/hardscape elements.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Business Polices</u></p> <p>7. Development standards should be established which include underground utilities, landscaping requirements, and sign control.</p>	<p>The proposed Campus Park SPA/GPA Report contains a services and facilities plan that would provide for placement of utilities underground. Design guidelines addressing landscaping and signage are also included within the Campus Park SPA/GPA Report.</p>	<p>Yes</p>
<p><u>Schools and Education Goal</u></p> <p>3. Safe walkways which serve the purpose of providing access as well as serving as bus stops should be provided to compliment school sites.</p>	<p>The applicable school districts have identified the following schools for students generated by the Proposed Project: Fallbrook Street, Live Oak Elementary, and Fallbrook High. These are existing schools with established patterns of student pick up and drop off. The Proposed Project is designed to be a “walkable” community and would include sidewalks and/or trails along each Project roadway, which would provide a safe place for students to walk along and/or gather outside of the roadbed.</p>	<p>Yes</p>
<p><u>Floodplain and Open Space Goal</u></p> <p>It is the goal of the County of San Diego to encourage preservation as permanent open space areas unsuitable for intense development.</p>	<p>The Project would dedicate open space preserve. These areas are comprised of moderate to steep slopes, canyons, and Horse Ranch Creek and its associated riparian corridor. No development would occur within these areas.</p>	<p>Yes</p>
<p><u>Floodplain and Open Space Policies</u></p> <p>1. Floodplains and natural stream courses should be preserved in permanent open spaces and uses limited to recreational or light agriculture uses.</p>	<p>Horse Ranch Creek extends along the western portion of the Project site. The Project would minimally increase the creek flow, however no structural changes are proposed. In addition, the Project would preserve the associated riparian corridor in the southern portion of the site as part of the proposed open space preserve.</p>	<p>Yes</p>
<p><u>Public Utilities and Community Services Goal</u></p> <p>It is the goal of the County of San Diego to 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.</p>	<p>The Project would include connections to existing utilities located within the Project vicinity. Coordination with RMWD, San Diego Gas and Electric Company, SBC, North County Fire Protection District, San Diego County Sheriff's Department, EDCO, Fallbrook Union Elementary School District, and Fallbrook Union High School District would be required to ensure that adequate public services and utility services are provided. Initial coordination with many of these service providers has already occurred.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Parks and Recreation Goal</u> It is the goal of the County of San Diego to encourage the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs for all ages through both active and passive recreational opportunities.</p>	<p>The Proposed Project would provide several recreational facilities, including an active sports park, neighborhood parks, a community recreation facility, and a community/nature trail system. The parks and trail system would be available to both Campus Park residents and the general public.</p>	Yes
<p><u>Parks and Recreation Policies</u> 1. Support the continued improvement and development of regional and community parks such as Guajome Regional Park, Santa Margarita Recreation Area and Live Oak Country Park.</p>	<p>The Proposed Project would provide an active sports parks for public use.</p>	Yes
<p><u>Parks and Recreation Policies</u> 2. Encourage acquisition of centrally located park sites.</p>	<p>The Project would provide an active sports park located within the central area of the Project site. In addition neighborhood parks and a private community purpose facility would provide recreation opportunities to all on-site residents.</p>	Yes
<p><u>Parks and Recreation Policies</u> 4. The voluntary dedication and development of equestrian and hiking trails throughout the community should be encouraged.</p>	<p>An integrated trail system consisting of community trails and nature trails would be provided throughout the Project site. The community trail system would extend east-west along the Project portion fronting SR 76 and would extend northerly along Horse Ranch Creek Road to the Town Center and residential neighborhoods in the northern area. Nature trails would be provided around the perimeter of the northern area.</p>	Yes
<p><u>Parks and Recreation Policies</u> 6. No public recreational off-road vehicle use areas should be designated for the Fallbrook Planning Area due to fire hazard and environmental sensitivity.</p>	<p>Recreational off-road vehicle use areas are prohibited.</p>	Yes
<p><u>Parks and Recreation Policies</u> 8. Encouragement should be given to private development of local golf courses, archery ranges, riding stables and other recreational facilities throughout the community.</p>	<p>The Proposed Project would construct several recreational facilities, including an active sports park, neighborhood parks, a community recreational center, and an integrated community and nature trail system.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Community Beautification and Design Goal</u> It is the goal of the County of San Diego to encourage sensitive design for all new development within Fallbrook, as well as encourage the upgrading and beautification of existing development.</p>	<p>The Proposed Project would constitute village-format development, whereby the natural character of the site and surroundings would be integrated into the community design. Development would occur primarily on the more topographically level areas of the site, and steep slopes, canyons, and prominent natural resources (i.e., Horse Ranch Creek and its associated riparian corridor) would be preserved as open space.</p>	Yes
<p><u>Community Beautification and Design Policies</u> 1. Mature trees and significant land forms should be preserved in all public and private development projects.</p>	<p>There are steep slopes and rock outcroppings on site. Project development would primarily occur within the flatter areas of the site, and the topographically varied landforms would be preserved as open space. Mature trees located within the open space preserve would be preserved. Upon Project buildout, more mature trees would be located on site than currently exist.</p>	Yes
<p><u>Community Beautification and Design Policies</u> 2. Adequate off-street parking should be provided for all types of vehicles in all new development.</p>	<p>Off-street parking would be provided for each proposed use in accordance with County parking requirements.</p>	Yes
<p><u>Community Beautification and Design Policies</u> 3. Each landowner should be encouraged to maintain their property, including prompt removal of trash and abandoned vehicles.</p>	<p>An HOA would be established within the Campus Park community that would govern property maintenance through Covenants, Conditions, and Restrictions (CC&R's).</p>	Yes
<p><u>Community Beautification and Design Policies</u> 4. On- and off-site signs should complement the aesthetic value and village character of the community.</p>	<p>Styles, materials and colors of signs would reflect the Proposed Project's architecture and ground-mounted signs would include stone as a visual reference to surrounding outcrops. The Campus Park SPA/GPA Report contains design guidelines for signage to ensure that Project signage would contribute to the rural country village character of the Project.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Community Beautification and Design Policies</u> 6. A “village style” architectural design theme should be encouraged throughout the community.</p>	<p>The Proposed Project is characterized by a central village (Town Center) surrounded by higher density residential and recreation uses, with lower density residential in the outlying areas of the Project site. A single architectural style would not be used, but rather a complementary mix of styles reinforcing a pedestrian scale that define the rural country village theme. Styles would be compatible with one another and would be integrated into the individual style and scale of each neighborhood. Architectural features reminiscent of the “village style” would be utilized, including courtyard/terraced patio entries, front-facing windows, and second story balconies and/or porches. Walkways, bike and pedestrian paths, as well as landscaping and human-scale architectural elements to encourage pedestrian connections between residential areas, businesses, retail areas, parks and trails, would be included.</p>	Yes
<p><u>Community Beautification and Design Policies</u> 8. Necessary grading impacts should be minimized through wise grading practices, and landscaped areas which are disturbed by grading should be revegetated. Drainage and runoff should be controlled so as not to exceed the rate associated with the property prior to grading.</p>	<p>The Proposed Project would minimize grading through Project design, as proposed development would primarily occur within the flatter portions of the site. Grading would be balanced on site and result in an estimated 1.6 million cubic yards of cut and 1.6 million cubic yards of fill. Manufactured cut slopes would be a maximum ratio of 1.5:1 gradient and fill slopes would be 2:1.</p> <p>Drainage patterns generally flow southwesterly from the higher elevations in the northern area of the Project site to the low-lying drainage of Horse Ranch Creek in the southwest portion of the site. A SWMP has been prepared to effectively control runoff, and includes a series of storm drains and detention basins designed in accordance with County and RWQCB requirements.</p>	Yes
<p><u>Community Beautification and Design Policies</u> 9. Development which impacts the ridgeline silhouettes should be discouraged.</p>	<p>Project development primarily would occur within the lower flatter areas of the Project site. No ridgeline development would occur.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Community Beautification and Design Policies</u> 10. Development of steep slopes should be limited to agriculture and very low residential densities and clustering should be promoted in flatter areas.</p>	<p>Residential lots would be consolidated within the more level portions of the site to provide large areas of open space. Moderate to steep slopes would be preserved as permanent open space.</p>	Yes
<p><u>CIRCULATION ELEMENT</u> <u>Overall Goal</u> The overall objective of the Circulation Element of the Fallbrook 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. To achieve this end, the transportation network should:</p> <ul style="list-style-type: none"> • Be designed to follow existing road alignments where possible; • Adequately accommodate automobile, public transit and non-motorized modes of travel; and • Encourage the preservation of the rural and agricultural character of the community. 	<p>The proposed roadway network would provide efficient circulation through the Project site and would provide for adequate access to and from the Project site. The site is accessible from regional highways, I-15 and SR 76, which would connect to local roads and the proposed Horse Ranch Creek Road, which would traverse the site and serve as the major Project arterial. Proposed roads would be located within the flatter portions of the site and follow natural contours of the terrain. The on-site circulation network would include multi-purpose trails that would safely accommodate pedestrians and other non-motorized traffic. Transit stops are proposed along Horse Ranch Creek Road. The proposed transit stops would provide transit opportunities that could reduce traffic on local roadways and regional highways, as well as provide an alternative mode of transportation to accommodate on-site commercial uses.</p>	Yes
<p><u>Commercial Area Goals</u> 1. Consideration should be given to the promotion of ideas that would reduce congestion and accommodate commercial areas.</p>	<p>Access to the Campus Park community would be provided via SR 76 from the south and Pankey Road from the north. A central roadway Horse Ranch Creek Road, would traverse the Project site and serve as the main roadway within the proposed development. Horse Ranch Creek Road would be built as a County Circulation Element roadway and would provide access to proposed commercial uses. Transit stops are proposed along Horse Ranch Creek Road. The proposed transit stops would provide transit opportunities that could reduce traffic on local roadways and regional highways, as well as provide an alternative mode of transportation to accommodate on-site commercial uses. The community trail system would encourage pedestrian access from on-site residential areas.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Commercial Area Goals</u> 2. It is the desire of the community that all new off-street parking and loading facilities be designed in such a manner that the completed development presents an aesthetically pleasing appearance and provides for both adequate circulation and maintenance of these facilities including the maintenance of any landscape vegetation.</p>	<p>The Campus Park SPA/GPA Report contains design guidelines that require parking lots that front onto pedestrian-oriented streets to be screened from view of local roadways and open space areas by landscaping and/or berms. These design guidelines also require loading, service, utility, and trash facilities to be located away from public view. Parking lots and service drives would be accessible from the proposed internal roadway network and would not impede traffic circulation.</p>	Yes
<p><u>Commercial Area Policies</u> 2.1. The minimum requirements for both on- and off-street parking shall conform with the requirement of the appropriate County policy and/or ordinance.</p>	<p>On- and off-street parking would be provided in accordance with applicable County parking requirements.</p>	Yes
<p><u>Residential Area Goals</u> 4. Local and residential roads should be designed and constructed so as to reflect the rural and agricultural character of the community.</p>	<p>The Proposed Project would include a circulation plan consisting of a hierarchy of roadways that would serve Campus Park residents. The design of Project roadways would be appropriate for the type and scale of development. Streetscapes would include design elements to reinforce the rural country village theme of the Proposed Project such as street trees and other landscaping, meandering sidewalks, decomposed granite trails, and landscaped parkways.</p>	Yes
<p><u>Residential Area Policy</u> 4.1. Local roads shall be designed with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent.</p>	<p>Project development, including local roads, would occur primarily in the flatter areas of the Project site. Proposed roadway alignments would follow localized and natural contours and would not require cut into significant landforms.</p>	Yes
<p><u>Residential Area Goals</u> 5. It is the desire of the community to maintain the presently existing rural agricultural appearance. Therefore, new residential developments are encouraged to provide adequate off-street parking areas for both residents and visitors.</p>	<p>Off-street parking would be provided within residential neighborhoods via garages, carports, and surface lots. Within office and commercial areas, berming and intervening landscaping or buildings would largely screen parking.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Residential Area Goals</u></p> <p>6. New residential subdivision developments are encouraged to consider the appropriateness of incorporating a bus turn-out into the development's overall circulation network and to discuss this matter with both the appropriate public carrier and the Department of Public Works.</p>	<p>The Proposed Project would include bus turnouts along Horse Ranch Creek Road and SR 76.</p>	<p>Yes</p>
<p><u>Residential Area Goals</u></p> <p>7. It is the intent of this plan to encourage the maintenance of the existing rural and agricultural character of the community. To achieve this goal, concrete curbs, gutters, and sidewalks shall be discouraged in the rural and agricultural portions of the planning area.</p>	<p>The Project area has existing (Lake Rancho Viejo, Pala Mesa Golf Resort, etc.) and planned (Meadowood, Palomar College, Campus Park West) non-rural levels of development. Additionally, the site is adjacent to a freeway, I-15, and a state highway, SR 76. As such, the Project site is not within a rural portion of Fallbrook. Much of the Project is also located within an area identified for non-rural development as part of the Hewlett-Packard Specific Plan and I-15/SR 76 development plans. Project roadways would include sidewalks, and curbs and gutters built to County standards, consistent with existing and planned development in the immediate area.</p>	<p>Yes</p>
<p><u>Recreation Area Goals</u></p> <p>8. Riding, hiking and non-motor driven vehicle trails should not conflict with the rural and agricultural character of the community.</p>	<p>The Proposed Project would include an integrated trail system that would provide access through the neighborhoods and open space areas within the Project site. Although the Project site is not within a rural portion of Fallbrook, these meandering trails would be surfaced with decomposed granite to be compatible with the more rural setting of the community of Fallbrook as a whole.</p>	<p>Yes</p>
<p><u>Recreation Area Policies</u></p> <p>8.2. Public non-motorized trail systems shall be encouraged within new residential subdivisions. If possible, these trails should provide access to public transit facilities, schools and shopping areas.</p> <p>8.3. A system of pedestrian trails and /or walkways should be designed in conjunction with all new construction in and around schools.</p>	<p>The Proposed Project would include an integrated trail system consisting of community multi-purpose trails and nature trails for use by pedestrians, bicyclists, and equestrians. The community trails would provide access to the residences, Town Center, parks, and office commercial uses.</p> <p>There are no existing schools in the immediate vicinity, and no proposed schools are associated with the Proposed Project. A new 12.4-acre elementary school is planned in the Meadowood project immediately east of the Project site, within the BUSD, which would not serve the Proposed Project's school population. Community multi-purpose and/or nature trails would be provided that would connect open space and recreation areas to the Town Center, with sidewalks also providing access to individual residential neighborhoods. As such, although not specifically "in and around" a school, pedestrian trails and walkways could provide non-vehicular access to the new planned school.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK COMMUNITY PLAN (cont.)		
<p><u>Access Road Goal</u></p> <p>9. It is the intent of this plan to limit community disruption and to reduce both noise pollution and traffic congestion by encouraging the development of a perimeter road system.</p>	<p>The proposed on-site roadway network has been designed to facilitate efficient traffic circulation while minimizing noise. Access to the Project site would be provided via SR 76 to the south and Pankey Road to the north. Horse Ranch Creek Road would connect these two roadways as the major north-south roadway, with the southern half extending along the eastern Project boundary. Internal Project roadways would extend from Horse Ranch Creek Road to provide access to the various planning areas that Horse Ranch Creek Road would abut rather than bisect.</p>	Yes
<p><u>Access Road Policies</u></p> <p>9.1. Arterial roads should be designed to avoid residential neighborhoods and be routed around rather than through residential areas.</p>	<p>The Project would construct Horse Ranch Creek Road as the main road through the Project site. This roadway would not bisect any residential neighborhoods. No single-family residences would front on Horse Ranch Creek Road. Multi-family projects would front on Horse Ranch Creek Road, but the roadway would not bisect the projects.</p>	Yes
<p><u>Access Road Policies</u></p> <p>9.2. The construction of new, or upgrading of existing roads, as shown on the Circulation Element, shall not be accomplished until their need has been demonstrated to, and evaluated by, the Fallbrook Community Planning Group. This requirement shall be met by the annual review of the Department of Public Works' Six-Year Work Program.</p>	<p>The Proposed Project includes an application for a GPA that would (among other things) amend the Circulation Element to reflect the proposed roadway system within the Project site. The Project would be brought before the Fallbrook Community Planning Group for a recommendation for approval.</p>	Yes, with Project approval
<p><u>Access Road Policies</u></p> <p>9.3. Roads shall be aligned to follow natural contours with minimum grading and minimum disturbance to the natural amenities of the community. As an example: roads through environmentally sensitive areas and areas of natural scenic beauty shall be avoided.</p>	<p>Project development, including roadway alignments, would primarily occur within the flatter areas of the Project site. Roadway alignments have been designed to follow natural contours in the northern area and would not impact prominent natural landforms or resources (i.e., Horse Ranch Creek riparian area, steep slopes, rock outcrops).</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES		
SITE PLANNING		
A3-1a. The site organization should respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation and views.	<p>The adjacent sites include few buildings; undeveloped land lies immediately adjacent to the Project site's northern boundary, including property owned by the Fallbrook Conservancy Preserve. Undeveloped land, cultivated groves, and a few single-family residences are located to the east. Additional groves are located southeast of the Project site, just across SR 76. Moving further south, the Lake Rancho Viejo development and other development becomes more common.</p> <p>Circulation, sunlight, and views have been considered in the layout of the buildings and open spaces. For example, the Proposed Project has been designed to preserve prominent natural landforms and features, including steep slopes, rock outcroppings, and riparian areas, and views of these features would be available within the Project site.</p> <p>Within the Proposed Project, the lowest-density residential neighborhoods would be located along the northern and eastern edges of the site, and the highest residential densities would be developed in the central and most southerly areas. This arrangement would preserve open space surrounding the proposed buildings in areas adjacent to existing open space, respecting the landscape elements of adjacent undeveloped sites, as well as providing ready access from primary on- and off-site roadways. Additionally, landscaping would be used to provide transitions between the proposed development and surrounding open space areas; native trees and shrubs would be used in the fuel modification/ brush management zones surrounding the outlying houses, as allowed in the FPP/FMP prepared for the Project. These plants would provide a transition and a buffer between the ornamental landscape within the neighborhoods and the native landscape on the surrounding hillsides or creek areas.</p> <p>Open space areas, particularly preserve areas, and the proposed trails and walkways, have been designed to relate to existing and proposed open space on adjacent properties, including Campus Park West, Palomar College, and Meadowood. The trails and walkways would provide continuous paths of travel between the Proposed Project and the surrounding areas.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
SITE PLANNING (cont.)		
A3-1b. When feasible, new commercial projects should be linked to adjacent projects to encourage internal circulation by pedestrians and automobiles.	Internal to the Proposed Project, the Town Center, which would include commercial uses, would be located within approximately 0.5 mile of most residential units to encourage access via foot, bicycle, or car. Broad sidewalks, narrow vehicular travel lanes, varied entryways, storefront windows, shade trees, arcades and overhangs, café seating areas, low-walls and benches, planters, and well-marked pedestrian and bicycle routes would be used to encourage pedestrian activity within the Town Center. Additionally, Proposed Project roadways which would be lined with multi-use trails would connect to existing area roadways proposed adjacent development such as Palomar College, Meadowood, and Campus Park West.	Yes
A1-5b. Buildings and building groups should strive to form compact clusters to economize in the use of land and create larger open spaces on the site.	The Project has been design to locate denser uses near the center of the site, particularly within the multi-family and Town Center areas. Single-family residential areas would be sited to, allow the preservation of uninterrupted open-space areas contiguous to existing native habitat.	Yes
C2-1b. The hillside, when seen as a whole, is a delicate pattern of buildings, open spaces and vegetation. No one building should stand out from others or from the natural landscape.	Most of the Proposed Project buildings would be located in lower elevation/flatter portions of the Project site. The single-family residences that would be located in the northeastern portion of the site would be at higher elevations of the slopes abutting the site. The proposed interspersed greenswards would create a visual repetition of the natural light and dark variations of the background vegetation, and the street trees and Project landscaping would soften the visible geometry and reduce the mass of the buildings. This also would ensure that no one building would stand out from others or from the natural landscape. See Key Views and Simulations 2 and 3 and related discussions.	Yes
B2-1b. To improve the pedestrian environment along commercial streets, building facades should be located on at least 30 percent of the property's principal street frontage. A higher percentage is encouraged when feasible. Place the building(s) against the Landscaped Street Edge Zone, parallel to the street.	Approximately 33 percent of building facades would be located along the primary street frontage of the Town Center, which would include commercial development.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
SITE PLANNING (cont.)		
<p>B3. It is important that multi-family developments incorporate features which enhance their neighborhood character:</p> <ul style="list-style-type: none"> • Orient as many dwelling units as possible toward the street • Minimize the impacts of parking on the residential character of the street • Provide usable open space • Provide landscaping which enhances the feeling and scale of residential streets and properties 	<p>Each housing unit within the multi-family residential area would be designed and positioned to create courtyards and common areas connected by landscaped walkways.</p> <p>No residential parking lots would be located between buildings and public streets unless screened by landscaping. Off-street parking would be provided for multi-family areas, located behind buildings and screened from public view through the use of landscaping or berms.</p> <p>In addition to the courtyards and common areas, useable open space in the form of a sports complex, several parks, and trails would be included in the Proposed Project. Sidewalks and trails would parallel the streets, connecting the multi-family areas to these useable open spaces.</p> <p>Residential streets would be lined with trees and planting “pockets” would be scattered among the buildings to reduce the mass of both buildings and parking lots, and enhance the feeling and scale of the residential areas.</p>	Yes
WALLS, FENCES, AND BERMS		
<p>A4-7a. High solid fences and walls along public streets can have a negative impact on the surrounding neighborhood and should be minimized. When solid walls are used to buffer traffic noise, as is sometimes necessary in residential projects along major streets, the walls should reduce their monotonous tendency by providing a change of plane at a minimum of 50 foot intervals. Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer at least 5 feet deep on the street facing side of the wall.</p>	<p>No noise attenuation walls would exceed 10 feet in height. Barriers over six feet in height would include a combination of walls and berms and would provide a change of plane at minimum 50-foot intervals.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
WALLS, FENCES, AND BERMS (cont.)		
B2-2e. When abutting residential uses, a commercial parking lot should have a solid six foot high fence or wall within the interior side or rear yard planting area. Fences or walls should have a planted edge of no less than 4 feet between the face of the wall or fence and the parking lot.	Where a Town Center parking lot abuts a multi-family residential area, a solid, 10-foot high fence or wall and a 5-foot-wide landscaped flat area would provide a buffer between the two uses. Additionally, the Town Center and the multi-family residential areas would be located at different elevations, with a landscaped slope between them.	Yes
A4-7b. Walls on sloping terrain should be stepped at regular intervals to follow the terrain.	Where located on sloping terrain, walls would be stepped at regular intervals to follow the terrain.	Yes
C2-1a(6). [On hillsides,] avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.	If long and high retaining walls would be required, they would be broken into smaller elements interspersed with planted terraces.	Yes
A4-7c. The following is a list of wall and fence materials whose use is encouraged: <ul style="list-style-type: none"> • Native stone • Masonry with cement plaster finish • Wood framing with cement plaster finish • Detailed wrought iron • Wood • Brick C2-2b(2). Retaining walls faced with local stone or of earth-colored and textured concrete are encouraged [for hillside development].	Walls would be faced with stone or stone-appearing product at entry statement/community identification locales. Perimeter walls would be constructed with concrete blocks between occasional pilasters; the pilasters would be faced with stucco, stone/simulated stone product. Wooden post and rail fences would edge roadways and trails where equestrian uses are permitted. Noise attenuation walls may include glass or other transparent materials.	Yes
A4-7d. The following is a list of wall and fence materials whose use is discouraged: <ul style="list-style-type: none"> • Chain link or open wire, except when heavily screened by landscaping • Corrugated metal • Bright colored plastic or plastic coated materials 	Where large retaining walls visible from public roadways would occur, and where the use of local stone, colored and textured concrete is feasible, these techniques would be considered. Black or dark-green coated chain link fence would be placed on the north side of Pankey Place between the landscaped setback and the preserved open space, where it is necessary to discourage encroachment into biological open space. Project-proposed streetscaping would screen this fence.	Yes

<ul style="list-style-type: none"> • Reed materials 		
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDFORM		
<p>CD-1. Preserve the character of the existing community landscape by retaining important natural features, land forms and scenic resources.</p>	<p>The majority of the Proposed Project would be located on the flatter areas of the Project site. No grading would occur on steep slopes located on the west or north sides of the property. A small portion of a steep slope on the eastern side of the property would be altered by Project development. Proposed buildings and landscaping would limit views of the resulting manufactured slope, and revegetation for slope stabilization would provide both erosion/water quality and aesthetic benefits. Additionally, the Proposed Project has been designed to preserve prominent natural landforms and features; no grading would occur within the preserved areas.</p>	<p>Yes</p>
<p>A1-3b(1). Demonstrate an effort to minimize grading and alteration of natural landforms.</p>	<p>Approximately 20 percent of the Project site is steeper than 25 percent. These steep slopes mainly occur in the northern and eastern portion of the Project site, in the Monserate Mountain foothills. The upper on-site elevation of the Monserate Mountain foothill slopes would remain in a dedicated open space lot, and steep slopes and rock outcroppings located within the northern area of the site also would be preserved as open space. Proposed development primarily would occur within the flatter areas of the Project site. Isolated cuts into steep slopes would occur at the eastern extent of the Project.</p>	<p>Yes</p>
<p>C2-2c(1). The community's natural landforms are an important part of its environment that should be respected in new development. Hillside grading should be minimized and designed to appear as close as possible to the surrounding land contours.</p> <p>A1-3b(3). Building pads should be sited within the zoned setbacks and are to disturb the natural contours as little as possible. Balancing of cut and fill areas is encouraged.</p>	<p>Houses located in the northern portion of the Project site would be at higher elevations than the majority of the Proposed Project; the streets and pads would be aligned to follow existing topography, minimizing grading and preserving natural contours. See discussion above. Additionally, all manufactured slopes would be planted for erosion control to reduce potential runoff, drainage, erosion or siltation, and to visually screen their manufactured appearance.</p> <p>Building pads would be designed within zoned setbacks in order to preserve the natural contours as much as possible. Cut and fill volumes would be balanced on site.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDFORM (cont.)		
<p>C2-2a(1). In order to create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides should have variation in their slope ratios. Grading should minimize the “engineered” look of manufactured slopes. Avoid sharp cuts and fills—smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred.</p> <p>C2-2a(2). Slope banks can be softened by contoured grading of fill at the top and toe of the slope.</p>	<p>Graded slopes at the edges of the development would be softened through the use of contour grading techniques for a smooth transition and blending into the existing hillsides. Generally, manufactured slopes would not be large enough to vary gradients; most slopes would be 2:1, except where space allows more variation. Landform grading techniques would be implemented in accordance with County policies. All graded slopes would be landscaped with trees, shrubs, and hydroseed per the Landscape Concept Plan to soften the manufactured appearance and blend with the surrounding area.</p>	Yes
<p>C2-2b(1). Hillside site design should avoid large building pads, large level open spaces, and should minimize the height of retaining walls. New building sites should be graded so that they appear to emerge from the slope.</p>	<p>Where residential development would be located at higher elevations in the northern portion of the Project site, building pads would be designed to minimize the need for retaining walls and would be arranged to follow natural topography, minimizing grading and preserving natural landforms.</p>	Yes

<p>A1-3c. Natural drainage courses are to be preserved as close as possible to their natural location and appearance. “Dry stream” effects which move the water over the property are preferred over channeling or undergrounding methods.</p> <p>C3-2a. The defined Floodway zone should be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Land form and stream bank alterations within the zone are strongly discouraged, except for the purpose of stabilizing stream bank areas with erosion problems.</p> <p>C3-3a(1). For development on properties with areas lying both within and outside of the Flood Plain, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside of the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.</p>	<p>The majority of existing Horse Ranch Creek and its associated flood plain would be preserved in open space. No development would occur within the open space preserve.</p> <p>Portions of the Proposed Project multi-family housing as well as existing and proposed roadways and facility areas, however would be located within the existing 100-year flood plain mapped along Horse Ranch Creek. The building pads and roads would be elevated above 100-year storm flood water elevations. A sewer pump station and a trail staging area also would be located in the flood plain.</p> <p>The Project does not propose the use of groundwater.</p>	<p>Yes</p>
<p>C2-2c(2). Place drainage devices (terrace drains, benches and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for downdrains. The side of a drain may be bermed to better conceal it.</p> <p>C2-2c(3). Concrete drains should be color-tinted to blend with natural soil color. Planting around drains is recommended to improve concealment.</p>	<p>A detention basin planned within an open space area in the southern portion of the Project site would be surrounded with landscaped slopes, and planted with the Riparian Transition Zone Acceptable Plant Species palette.</p> <p>Concrete swales would occur as inconspicuously as possible on graded slopes, and would be colored to blend with the natural soil where visible. Drains would be concealed with plantings.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
PARKING AND CIRCULATION		
A1-4c. Parking and service areas should be located and landscaped to minimize public view from roads and neighboring properties.	<p>The Proposed Project includes adequate parking to meet the needs of the various proposed uses as well as the County requirements. Off-street parking areas would be located behind buildings and would be screened from public view through the use of landscaping and/or berms.</p> <p>Within the northern office professional use area located at the future intersection of Horse Ranch Creek Road and Baltimore Oriole Road, one building would be sited in the middle of the pad. Within the southern office professional use area, buildings would be located in the southern, northwestern and northeastern portions of the pad, with consolidated parking generally centered on the parcel and a single row of parking where it abuts the planned roadways. Against future Horse Ranch Creek Road, the parcels would be upslope from the roadway by approximately 6 to 17 feet and additionally screened by streetscape planting. Along Longspur Road and Horse Ranch Creek Road abutting the sports park parking area, the lot would be sited approximately seven feet above roadway grades and also would have streetscape planting. Between Horse Ranch Creek Road and the Town Center would be a minimum 6-foot-wide landscaped (trees and shrubs) parkway, a sidewalk for pedestrians and an additional 16-foot landscaped easement (trees and shrubs) on a small 2-foot high berm.</p> <p>At the Town Center, a landscaped berm adjacent to Horse Ranch Creek Road would screen the parking areas. The Project would not include any stand-alone parking garages or structures.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
PARKING AND CIRCULATION (cont.)		
<p>Commercial Development B2-2d. Parking lots should be set back at least 5 feet from rear and interior property lines. The setback area should be fully landscaped.</p>	<p>Parking lots in the Town Center would be set back at least five feet from the rear and interior property lines, with the setback area being fully landscaped.</p>	Yes
<p>Multi-family Residential Development B3-5a(1). Residential parking lots should not be located between buildings and streets. Place parking lots in the rear, side or at internal locations on the property.</p> <p>B3-5a(5). Views to parking areas should be screened from public streets, adjacent properties and Group Usable Open Spaces.</p> <p>B3-5b(2). Parking courts should be set back from street property lines by a Planted Front Yard at least 20 feet deep.</p>	<p>Off-street parking would be provided for multi-family areas; these parking lots would not be located between buildings and public streets. Planning areas MF-1 and MF-2 would include on-street parking along loop roads, internal to each planning area. Guest parking would be located internally within planning areas.</p> <p>Parking areas would be screened from public view through the use of landscaping (trees and shrubs), walls and/or berms.</p> <p>Parking within multi-family residential areas would be set back from street property lines by at least 20 feet, and screened with walls, berms, and vegetation.</p>	Yes
<p>B3-5c. Long lines of parked cars or blank garage doors, unrelieved by planting areas or other types of screening is undesirable.</p> <p>B3-5c(1). Parking arranged in discrete bays to give a street-like character is encouraged. Each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted pocket not less than one parking space wide. Architectural elements such as trellises, porches, or open stairways may encroach within these planted areas. Multiple garages that front parking areas or internal drives should have landscaped pockets between adjacent double garage doors.</p>	<p>Parking for multi-family residential areas mainly would consist of garages integrated into the residential buildings. Small guest parking areas would be located within multi-family residential areas; these areas would be landscaped, and would not appear as long lines of parked cars.</p> <p>Where multiple garages would front parking areas or internal drives, planting pockets would be located between adjacent double garage doors.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
PARKING AND CIRCULATION (cont.)		
<p>B3-5c(3). In multi-family projects of over 50 dwelling units, the location of Parking Drives around the periphery of the project will tend to isolate a project from its surroundings. The extent of perimeter parking drives should be minimized in these large developments.</p> <p>B3-5d(1). Covered parking areas, by means of garages, carports and trellised canopies, are strongly encouraged.</p>	<p>Perimeter parking drives are not included in the Proposed Project.</p> <p>Parking for the residents of multi-family residential areas would be provided in the form of garages, designed as part of the buildings.</p>	
<p>A1-4d. On hillside sites, roads and streets should generally follow existing land contours.</p> <p>C2-3. The design of streets and walkways should work with the natural terrain and minimize cut and fill on hillsides.</p> <p>C2-3a. Street layout should follow existing natural contours so as to carefully integrate the street with the hillside.</p>	<p>Roads, streets, and residential areas have been designed to follow the existing landforms and minimize grading.</p>	Yes
<p>A1-5. Preserve and enhance the quality of scenic roads throughout the Community Planning Area</p>	<p>No significant visual impact on views from scenic roadways in the Community Planning area has been identified.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)

FALLBROOK DESIGN GUIDELINES (cont.)		
LIGHTING		
A8-1a. All lighting shall, at minimum, follow San Diego County Zoning Ordinance Division 6322.	The Proposed Project includes a lighting plan that would conform to the San Diego Light Pollution Code (Sections 59.108-59.110) and the San Diego County Zoning Ordinance Division 6322.	Yes
A8-1b. Lighting which is visible from adjacent properties or roads must be indirect or incorporate full shield cut-offs. A8-1c. Service area lighting should be designed to avoid spill over into adjacent areas.	The Campus Park SPA/GPA Report contains lighting standards that require directional lighting and shielding to avoid spillover into residential areas, neighboring properties, adjacent roadways, or open space areas.	Yes
A8-1d. Special consideration must be given to light pollution which could have a negative impact on the Palomar Observatory.	The Project site is located approximately 17 miles from Mts. Palomar and Laguna, and is therefore within the Outdoor Lighting Ordinance Zone B. Project outdoor lighting would be fully shielded and restricted to 4,050 lumens in conformance with the Light Pollution Code Zone B requirements. Low pressure sodium lights also would minimize illumination into the night sky.	Yes
A8-1b. Limit the amount and intensity of lighting to that necessary for safety, security and to complement architectural character. Lighting which interferes with the character of the surrounding neighborhood is not acceptable	Security lighting would be provided along Project roadways, in parking areas, and within commercial and office professional areas. The amount of lighting would be appropriate for security and would not result in excessive spillover onto adjacent properties or substantially illuminate the night sky. Project lighting would be consistent with the village design theme of the Proposed Project. Standards and fixtures would consist of design elements to complement a pedestrian-scale village that would be compatible with the community character. See also discussion in Section 2.1.3 of the EIR under Guideline No. 1.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LIGHTING (cont.)		
A8-2a. For commercial parking areas, overhead lighting should be mounted at a maximum height of 20 feet above the paved surface.	Parking area lighting in commercial parking areas would be mounted at a maximum height of 20 feet.	Yes
A8-2b. For residential parking areas, overhead lighting should not be mounted at a height in excess of 15 feet. The placement of lighting in residential parking areas should avoid interference with bedroom windows.	Parking area lighting in residential parking areas would be mounted at a maximum height of 15 feet, and would be placed to avoid interference with bedroom windows.	Yes
A8-3a. Overhead fixtures used for pedestrian areas should be limited to heights between 8 and 12 feet.	Overhead fixtures along pedestrian pathways would be a maximum of 12 feet in height.	Yes
A8-3c. Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts is encouraged. When this type of lighting is used, fixtures should be placed to minimize glare.	Short post lighting would be used along walkways; fixtures would be shielded to minimize glare.	Yes
LANDSCAPING		
A5-3. All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped. Trees should not be planted in the right-of-way.	Existing Pankey Road and SR 76 are the only existing streets abutting the Project site. The Proposed Project would include landscaping between the Proposed development and the street edge for both of these roadways. An encroachment agreement will be pursued to permit planting of trees in the right-of-way for Pankey Road. Erosion control planting only would be installed in the Caltrans right-of-way along SR 76.	Yes
Commercial Development B2-1a. Provide a minimum 15 foot-deep Landscaped Street Edge Zone along all front and side street property lines. This zone should be composed of elements which will provide both a landscaped edge that is characteristic of Fallbrook's scenic roads as well as screening for parking and service areas. The Landscaped Street Edge Zone should only be interrupted by driveways, sidewalks or pedestrian areas. Parking is strongly discouraged in this location.	The Campus Park SPA/GPA Report contains landscape design guidelines that include landscaping along all primary and side streets. Through the Town Center area where commercial development would occur, the major roadway, Horse Ranch Creek Road, would be lined with landscaped parkways, providing enhanced parkways extending the length of the project. Meandering multi-purpose trails and informal groves of trees such as sycamores and oaks with accent groves consisting of olives and/or flowering accent trees would be located within this parkway.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>Commercial Development (cont.) B2-3a. The character of the Landscaped Street Edge should strongly reinforce the rural character of Fallbrook. This can be done with various trees and shrubs, low walls of native stone, wooden rail fences and natural features such as boulders and rock outcroppings.</p> <ul style="list-style-type: none"> Trees: Provide at least one tree per 300 square feet of the total area of the Landscaped Street Edge Zone. Trees should be a minimum size of 15 gallons. <p>Shrubs: Shrub plantings should be used to create spatial definition within the planting areas. Low, creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Blooming, fragrant shrubs are encouraged. Shrubs should be spaced with “on center” spacing so that branches intertwine after two years growth.</p>	<p>Primary street rights-of-way also would be enhanced with landscaping. Along Longspur Road and Harvest Glen Road, 20-foot-wide greenbelts (including parkway and landscape easement) would be provided on either side of the roadways. Along Baltimore Oriole Road, landscaping would vary—with 10 feet of landscape easement within road right-of-ways abutting additional HOA-maintained open space. Buildings in this area would be set back an additional 10 feet from the property line. These landscape areas would be planted with rows of trees and accent groves of olives and other ornamental trees.</p> <p>Off-street parking and loading/service areas would be located behind buildings and would be screened from public view through landscaping, walls, and/or berms.</p> <p>The proposed landscaping would include plants and materials selected to reinforce the rural character of the area. For example, the Horse Ranch Creek Road streetscape would include post-and-rail fences to echo the rural history of the site.</p> <p>The proposed trees would be planted with initial sizes of 15-gallon to 24-inch boxes, and at the ratios required.</p> <p>Shrubs would be used to provide spatial definition and spaced as required.</p>	
<p>B2-3b(1). Side and rear yard areas should be fully landscaped. Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.</p>	<p>Landscaping would comply with street, side and rear yard requirements.</p>	Yes
<p>B2-3b(2). Parking Lot Setbacks</p> <ul style="list-style-type: none"> Trees: Provide at least one tree per 100 square feet of total area between the property line and edge of the parking lot. Trees should be 15 gallon size, minimum. Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use “on center” dimensioning to space shrubs so that branches intertwine after two year’s average growth. 	<p>Parking lot landscaping would comply with required densities and ratios. Shrubs and berms in the setback areas would provide 30 inches of screening due to their height after two years.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>Commercial Development (cont.)</p> <p>B2-3c(2). The parking lot perimeter should terminate a minimum of 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if the location is not visible from a public street.</p>	<p>The minimum landscaped area would be provided in accordance with the guidelines.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>Commercial Development (cont.) B2-3c(1). For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree.</p>	<p>Exposed vehicular use areas shall include a minimum of 10 percent of the paved areas in landscaping, dispersed throughout the parking area such that every designated parking space would be within 30 feet of the trunk of a tree.</p>	Yes
<p>B2-3c(2). The parking lot perimeter should terminate a minimum of 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if the location is not visible from a public street.</p>	<p>The minimum landscaped area would be provided in accordance with the guidelines.</p>	Yes
<p>Multi-Family Residential Development B3-1a. Provide a minimum 20 foot planted Front Yard setback along all front and side street property lines. The setback area should be fully landscaped, interrupted only by driveways, sidewalks or pedestrian areas. Parking is strongly discouraged in this area.</p>	<p>Multi-family residential areas would be located along Horse Ranch Creek Road, Longspur Road, and Harvest Glen Road, and SR 76. Horse Ranch Creek Road would be lined with 20- to 30-foot-wide landscaped parkways. Along Longspur Road and Harvest Glen Road, a 20-foot-wide landscaped parkway would be provided on either side of the roadways</p> <p>Parking for multi-family areas would be located behind buildings or along minor streets; all parking areas would be landscaped and set back.</p>	Yes
<p>B3-1b. Right of way areas should be planted in a similar way as the front yard setback area, though the use of trees should be avoided.</p>	<p>Rights-of-way would be planted similarly to the front yard setback area. Trees would be planted within right-of-way areas when adjacent to landscape easements. Trees within rights-of-way would be located no closer than five feet from face of curb.</p>	Yes
<p>B3-5c(2). Planted “pockets” within parking areas should have at least one tree per “pocket.”</p>	<p>Planting “pockets” would be scattered among the buildings and parking lots of the multi-family residential neighborhoods, and would contain a minimum of one tree per “pocket” where possible.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent

		(Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
Multi-Family Residential Development (cont.) B3-6a. New public streets and private roads in residential developments should have street trees planted at regular intervals throughout the development. Trees should be planted on private property as close to the street or road as possible. The tree selected should reflect Fallbrook’s existing landscape.	Street trees would be placed at regular intervals throughout the development, including along public and private roads in residential areas. Species have been selected to reflect the rural character of the surrounding area, such as olive, oak, and sycamore, and the potential use of citrus. This irrigated streetscape would echo the green of the abutting groves on the Project’s east side.	Yes
B3-6b(1). Parking lots should be set back from public streets by a Planted Front Yard of at least 20 feet in depth measured from the street facing property line.	As mentioned above, landscaped parkways would line the proposed streets. Off-street parking would be provided for multi-family areas, and the lots would comply with set back requirements.	Yes
B3-6b(2). Planting Guideline for the Planted Front Yard: <ul style="list-style-type: none"> • Trees: Provide at least one tree per 300 square feet of yard area. Trees should be 15 gallon size, minimum. • Parking lots: Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum 5 foot wide planted buffer should be provided between the property line and the wall. For shrubs in massed plantings, use “on center” dimensioning to space shrubs so that branches intertwine after two year’s average growth. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic. B3-6c(1). Provide a minimum 5 foot deep fully landscaped setback at all parking lot edges along the interior and rear property lines.	<p>The landscape design guidelines comply with the yard and setback guidelines and requirements.</p> <p>The proposed trees would be planted with initial sizes of 15-gallon to 24-inch boxes, and at the ratios required.</p> <p>Shrubs would be used to provide spatial definition and spaced as required.</p> <p>Parking for guests would be provided in planning areas MF-1 and MF-2; no other parking lots would be included in the multi-family residential areas. All parking areas would include landscaping that would meet the guidelines and requirements.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>Multi-Family Residential Development (cont.) B3-6c(2). Guideline for property line planting:</p> <ul style="list-style-type: none"> • Trees: Provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees should be 15 gallon size minimum. • Other Planting: Remaining areas of the side yard not covered by trees should be fully landscaped with shrubs and other carefully selected plant materials. <p>B3-6c(3). Guideline for parking lot edges along interior property lines:</p> <ul style="list-style-type: none"> • Trees: Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum. • Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use “on center” dimensioning to space shrubs so that branches intertwine after two year’s average growth. 	<p>The landscape design guidelines comply with parking lot and property line planting guidelines and requirements.</p>	<p>Yes</p>
<p>B3-6d(1). For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of five percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. Turf areas are discouraged.</p>	<p>No parking lots greater than 6,000 s.f. are planned for multi-family areas within the Proposed Project. In other parking areas, exposed vehicular use areas shall include a minimum of 10 percent of the paved areas in landscaping, dispersed throughout the parking area such that every designated parking space would be within 30 feet of the trunk of a tree.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>Multi-Family Residential Development (cont.)B3-6d(2). The parking lot perimeter should terminate a minimum of 5 feet from the face of a building. This area should be kept planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if the location is not visible from a public street.</p>	<p>The minimum landscaped area would be provided in accordance with the guidelines.</p>	<p>Yes</p>
<p>Hillside Development C2-4b(1). Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between the tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.</p> <p>C2-4b(2). When possible locate trees in swale areas to more closely reflect natural conditions and gather natural surface runoff for plant irrigation.</p>	<p>Throughout the Project, manufactured slopes would be planted with native and low water use vegetation such as (but not limited to): sugarbush, manzanita, ceanothus (wild lilac), bougainvillea, and coastal agave. The selected species, both native and introduced, would provide ground cover for erosion control. Plants would be grouped following the contours, and spaced to achieve natural appearances, as per the guidelines.</p> <p>Trees selected for swale and/or down-slope areas would be chosen to reflect natural conditions e.g., oak and sycamore.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent

		(Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>C2-4c. Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. The following planting principles are suggested for these areas:</p> <ol style="list-style-type: none"> 1. Establish the species of plants existing natively in the undisturbed areas. 2. Determine the use of plants in the transitional areas: erosion control, shade, screening, etc. 3. Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities. 4. As a general rule, encourage the planting of water-conserving plant species. 5. Select low fuel volume plant materials. 	<p>Nature/Naturalizing Landscape Zones are included in the landscape concept near the Project site's perimeter to create a blended transition between the Project and adjoining open space areas. In these areas, trees and plant species that would complement the native landscape and that are associated with San Diego County rural settings would be used. Additionally, the Project would incorporate fuel modification zones adjacent to those residential, office professional, and commercial areas that front open space areas. Within these areas, native trees and shrubs would be used, such as coast live oak, emerald carpet manzanita, California fuchsia, and ceanothus (wild lilac), as allowed in the FPP/FMP prepared for the Project.</p> <p>Similarly, appropriate species, such as oak and sycamore, would be selected for areas near creek or channel crossings.</p>	Yes
<p>C2-4d. Internal slopes exist within the newly developed project. They do not blend into native areas, as do transitional slopes and, therefore, may be planted with a different type of plant palette. The following principles are suggested for internal slopes:</p> <ol style="list-style-type: none"> 1. Establish gradient of new slope and determine erosion control requirements. 2. Fulfill erosion control needs with water-conserving plant material. 3. As a general rule, encourage the planting of water-conserving plant species. 4. Arrange plants in naturalized patterns, rather than regimented rows. 	<p>Landscaping of internal slopes, including trees, shrubs, and hydroseed mixes, would be used for erosion control. Hydroseed species used for erosion control would include low-water use and/or native species such as California poppy, dwarf goldfields, and moss verbena. Other slope species also would be water-conserving, such as rosemary, agave, New Zealand flax, and Brisbane box.</p> <p>The plants would be spaced and arranged in naturalized patterns on the Project's interior manufactured slopes.</p>	Yes
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)

FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
A4-d. Buildings should incorporate natural landscape features as design elements.	As discussed below, the architecture within the Proposed Project would incorporate “natural” materials such as stone/stone appearing product.	Yes
A5-1b(1). Drought resistant plantings are encouraged.	The landscape concept for the Project includes native and drought-tolerant species such as ceanothus, New Zealand flax, golden yarrow, toyon, olive, and coast live oak.	Yes
C2-4a(1). [For hillsides,] plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance.	Plant species identified in the Project’s landscape concept plan have been selected for their effectiveness of erosion control. Additionally, the plant palettes have been selected in conformance with the FPP/FMP prepared for the Project and fire resistant plants have been selected for brush management zones.	Yes
C3-5. The Flood Plain should be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub should be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species should be avoided.	The Proposed Project development would retain the great majority of the on-site riparian vegetation. Horse Ranch Creek and its riparian corridor within the southern portion of the site would be included within a proposed open space preserve. No development would occur in this area, although some habitat enhancement may take place. Non-native species would not be used in the area, and landscaping would be used to provide transitions and buffers between the proposed development and the riparian area. The removal of exotics, possible grading to stabilize and improve flow, and planting with appropriate species, may occur to enhance the existing habitat. Plants in these areas would include coast live oak, sycamore, willow, elderberry, and deergrass, among others.	Yes
A1-3a(1). All mature trees should be retained when feasible.	The trees selected for area next to pedestrian paths and parking lots generally are medium size or small trees—such as olive, peppermint tree, and New Zealand Christmas tree—selected to enhance the human scale of these areas.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDSCAPING (cont.)		
<p>A1-3a(2). Existing oaks over 8 inches in diameter are considered significant resources to be preserved.</p> <p>A2-2. Site development plans should demonstrate a diligent effort to retain as many native oak and other significant trees as possible.</p>	<p>Within the development footprint, (including the fuel modification zone), 13 oak trees are eight or more inches in diameter. All of these oaks burned in the Witch Creek Fire, but it is likely that all of them would recover. Of the 13 trees, 5 are in areas identified for grading and 8 would be located within the fuel modification zone. To the extent that special arrangements are made to retain the oaks not in direct impact zones, it is possible that all but five trees could be retained. Regardless, the minimization of impacts that has already occurred in the site design, combined with the numbers of oaks that would be incorporated into the Project within the Landscape Plan, result in this planning element being consistent with the guidelines in being diligent in retaining native oaks and other trees as possible.</p>	Yes
<p>A5-1a(1). Densely planted trees with characteristics similar to those currently present in the community are encouraged along community streets and within all development.</p>	<p>See responses to A1-3a(1), A1-3a(b), and A2-2, above.</p>	Yes
<p>A5-1a(2). The Guidelines encourage masses of shrubs planted beneath trees. These shrubs will provide flower color, fragrances, and important screening considerations. The use of ground covers is generally not recommended; creeping shrubs should be used to act as a “ground cover.”</p>	<p>Flowering shrubs such as ceanothus (wild lilac), bougainvillea, lavender, and Lady Banks rose would be planted as an understory beneath the taller trees selected for the Proposed Project. These would provide color, fragrance, and screening.</p> <p>Species such as yarrow, poppy, clump grass, creeping ceanothus and manzanita species would be used as “ground cover.”</p>	Yes
<p>A5-1a(3). Expanses of turf grass are discouraged for use in Fallbrook’s rural setting except in parks or other active use areas.</p>	<p>Turf grass is not a component of the plant palettes for the majority of the landscape zones and would be limited to parks and active use areas.</p>	Yes
<p>A5-2a. Site areas not used for buildings, parking or other designated functions should be planted.</p>	<p>A landscape concept plan has been developed for the Proposed Project to address site areas not used for buildings, parking or other designated functions.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
NON-MOTORIZED CIRCULATION		
A9. Carefully locate and design building equipment and services to minimize visual impacts on public streets and neighboring properties.		Yes
A9-3. Trash containers and outdoor storage areas should be screened from view from public streets, pedestrian areas and neighboring properties. The screen for the trash containers should be designed to be compatible with architectural character of the development and be of durable materials.	Service/loading, equipment, and storage areas would be located behind buildings or would be screened from public view by enclosures, retaining walls, and/or planting. Such areas would be accessible from off-street parking areas or separate service drives.	Yes
A9-5. Exterior surface mounted utility conduit and boxes should be kept to a minimum. Where they do exist, they should be designed, painted or screened to blend in with the design of the building to which they are attached.	Exterior transformers and other utility components would be located behind buildings or would be screened from public view by enclosures, retaining walls, planting, and/or other architectural features.	Yes
A9-6. Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment should be concealed from view of public streets, adjacent properties and pedestrian oriented areas.	Mechanical equipment, communication devices, roof mounted equipment, etc. would be architecturally screened.	Yes
A9-7. Roof mounted equipment should be screened from view from adjacent roads, properties and pedestrian areas. Special attention should be given to changes in elevation which may provide a view down to a roof. In this case enclose equipment in a screened shelter or design the layout of exposed equipment in an orderly fashion with consideration given to painting them to be compatible with other visible colors on the roof.		

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
NON-MOTORIZED CIRCULATION (cont.)		
<p>A9-9. Screening devices (roof top and ground level) should consider the following elements:</p> <ul style="list-style-type: none"> • Architectural screens should be an extension of the development’s architectural character • Screen walls should be constructed of low maintenance and durable materials which are consistent with the main building’s materials • Landscaping should be used in conjunction with building materials to complement ground level screening devices 	<p>Screening devices would be extensions of the architectural character of the Proposed Project, and would follow the design guidelines.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
ARCHITECTURE		
<p>CD-4. Multi-family residential development should contribute to the sense of neighborhood by site planning and architectural design that emphasize the relationship of buildings to the street and adjacent properties.</p> <p>A4-b. Respect the scale of the community with regard to the apparent height and width of new buildings.</p> <p>A3-2. Efforts to coordinate the actual and apparent height of adjacent structures are encouraged.</p> <p>A4-1d. Buildings over two stories in height are discouraged in Fallbrook. In the event a building over two stories is necessary, the building should provide a vertical setback between the second and third floors to reduce the “apparent” height to two stories.</p>	<p>Multi-family housing buildings would be designed and positioned to create courtyards and common areas connected by landscaped walkways. The buildings would include common elements within each street or neighborhood such as similar building heights, materials, window or door styles, detailing, porches, arcades, or color.</p> <p>In addition to the architectural details, the Proposed Project includes landscaping to integrate the proposed buildings with the surrounding community.</p> <p>Pedestrian-scale elements such as patio entries, arches, front-facing windows and entry doors, second-story balconies or porches, de-emphasized garages, and varied or stepped masses—both vertically and horizontally (such as the use of single-story elements in a two-story house), trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows would be included in all buildings.</p> <p>With the exception of focused architectural projection(s) at the Town Center to 40 feet, multi-family office professional, and Town Center structures would not exceed 35 feet in height. Although some multi-family residential, office professional, and Town Center commercial buildings would be higher than two stories, pedestrian-scale design elements would be included to minimize the buildings’ visual scale and mass.</p>	<p>Yes</p> <p>Yes</p>
<p>B3-2. On all streets except major arterials, multi-family residential developments should emphasize a neighborly approach to street frontages.</p>	<p>The majority of the multi-family residential units would be oriented with the front entries toward the planning area access streets.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
ARCHITECTURE (cont.)		
<p>B3-2a. In order to promote the interaction of residents of multi-family buildings with their neighborhoods and minimize the separation of new residential projects within existing neighborhoods, developments should:</p> <ul style="list-style-type: none"> • Organize as many of the dwelling unit entries as possible to front the street. The use of front porches or entry patios and terraces is highly encouraged. • Locate the first floor of living spaces at the ground floor level or not more than one-half story above ground level. 	<p>Multi-family buildings would be arranged around courtyards and pedestrian areas.</p> <p>All multi-family housing would include the first floor of the living spaces at the ground level.</p>	Yes
<p>A4-c. Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing</p>	<p>The Proposed Project has been designed, with “village” elements, with the Town Center providing focus for the associated residential and recreational uses. The Campus Park SPA/GPA Report architectural design guidelines address among other things, architectural style, building forms, window treatments, entry treatments, and roof forms.</p>	Yes
<p>A4-1a. On principal elevations, large or long continuous wall planes should be avoided. As a general rule, building elevations over 50 feet in length should incorporate changes in plane and architectural features that provide visual interest, including strong areas of shade and shadow.</p> <p>A4-1b. Every building should have some shadow relief. Offsets, projections, roof overhangs and recesses all may be used to produce areas of shade and shadow.</p>	<p>Pedestrian-oriented elements such as patio entries, arches, front-facing windows and entry doors, second-story balconies or porches, de-emphasized garages, and varied or stepped masses—both vertically and horizontally (such as the use of single-story elements in a two-story house), trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows would be included in all the Project architecture to articulate form and mass, provide visual interest, create areas of shade and shadow, and to avoid block-like configurations and long, continuous wall planes.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
ARCHITECTURE (cont.)		
A4-2a. Façades and roof lines facing streets, parking areas and residential neighbors should be consistent throughout the development in design, color and materials.	Adherence to proposed design guidelines within the Campus Park SPA/GPA Report would ensure architectural consistency within the development.	Yes
A4-2b. Rear facades, if visible from public streets or neighboring properties, should be finished in a quality, color and material similar to the principal sides of the building(s).	Architectural detailing would be used on rear façades visible from public streets as well as on the principle side(s) of the building elevations.	
A4-3b. Architectural elements, signage and other façade elements should be integrated into the design of the façade.	Architectural elements, signage, and other façade elements would be integrated into the design of the façade in accordance with the Campus Park SPA/GPA Report.	Yes
A4-3c. The following is a list of materials whose use is encouraged: <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber structural members • Brick, adobe and native stone • Concrete and concrete masonry with textured surfaces and integral color • Wood siding 	The proposed project would incorporate encouraged materials, and continuity would be achieved through the use of complementary materials and building placement within lots. In particular, the use of stone/stone-like products would be encouraged in order to reference local site characteristics and the rocky nature of the surrounding hills.	Yes
A4-3d. The following is a list of materials whose use is discouraged: <ul style="list-style-type: none"> • Large areas of glass, unless located at pedestrian level for store fronts • High contrast color glazed masonry except for small areas of detail • Glass curtain walls • Synthetic materials made to resemble masonry 	The listed materials whose use is discouraged would be minimized and generally not permitted by the Campus Park SPA/GPA Report with one exception. The use of high quality and natural appearing stone-like products would be considered on a case-by-case basis and used where natural stone is not required (e.g., areas of trim or portions of buildings not immediately adjacent to the viewer).	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
ARCHITECTURE (cont.)		
A4-4a. Outside the Town Center, gabled, hip and shed roof forms at a moderate to steep pitch are encouraged. Generous overhangs to create strong shadow lines are also encouraged.	Pitched roofs with gables and hips would be used for residential buildings and some Town Center buildings. Overhangs would be used in the Town Center and office professional use areas, some multi-family residential areas and in the single-family residential areas to create shadow lines.	Yes
A4-4b. Wide eaves with boards are encouraged to create deep shadows on building walls and to reduce the amount of sunlight striking glass surfaces.	Offsets, setbacks, and eaves also would be used to create shadow lines and reduce the amount of sunlight striking windows.	Yes
A4-4c. The following is a list of roof materials whose use is encouraged: <ul style="list-style-type: none"> • Clay tile • Concrete tile • Composition shingles with a shadow line • Fire treated wood shakes and shingles 	Roofs would be constructed of tile in earthtones such as tans and browns.	Yes
A4-4d. The following is a list of roof materials whose use is not recommended: <ul style="list-style-type: none"> • High contrast color, brightly colored glazed tile or highly reflective surfaces • Corrugated or galvanized sheet metal 	Roofs would not be constructed of the listed materials whose use is not recommended. No sheet metal or red tile roofs are proposed.	Yes
A4-4e. Extensive flat roofs should be avoided. When flat roofs are necessary in large commercial and industrial buildings, they should incorporate shed roofs, trellises or loggias to scale down a structure and provide shadow relief.	Where flat roofs would be used in the office professional and Town Center areas, they would be surrounded by parapets. The larger masses of the parapets would be relieved by sloped shed roofs and overhangs that would provide shadow lines.	Yes
A4-5a. Primary building entrances should be emphasized so that their location is apparent and clear. Porches, loggias and canopies are helpful to call attention to an entrance.	The Proposed Project would emphasize the primary building entrances through the use of pedestrian-oriented features such as porches, loggias, canopies, arcades and overhangs, café seating areas, low-walls or benches, planters, and storefront windows.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
ARCHITECTURE (cont.)		
A4-5b. Entries and entry doors may be designed as a focal point of the front elevation. Detail treatments at doors and entries can range from the use of tile, color accents, exposed timbers or combinations of architectural features such as pediments, moldings and small roofs which can also provide protection from weather.		Yes
A4-5c. Windows and doors should be deeply recessed to create strong shadow lines.	The pedestrian-oriented details, along with deeply recessed windows and doors would be used to create strong shadow lines.	Yes
A4-7e. Accessory structures should be designed to be compatible with adjacent buildings. Patio covers, green houses, storage spaces and other ancillary structures should be located and designed to respect the views and other special conditions of adjacent properties.	Accessory structures would be designed to be compatible with adjacent buildings, and would be placed to respect views to and from the Project site.	Yes
A4-8. The design, selection and placement of all site furnishings such as tables, benches, bollards and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the total project.	The design, selection, and placement of all site furnishings would be based on consideration of the overall Project concept and architectural character.	Yes
B3-5a(2). Garage doors of multi-family buildings should not face a public street, except when buildings are located on corner lots. In this case garage doors should open towards the side street only.	Garages for multi-family buildings generally would not face public streets and would not be placed in direct line-of-sight from public streets. The garage areas of one building in planning area MF-2 may be visible from Horse Ranch Creek Road; however, the landscaping along Horse Ranch Creek Road and within the planning area would screen the garage doors from view.	Yes
B3-5a(4). Carports and garages should be compatible with the architecture of the principal buildings.	No carports are planned for the Proposed Project. Garages would be integrated into the proposed residences.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
SIGNAGE		
A7. Signs in Fallbrook should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.	<p>The Campus Park SPA/GPA Report contains design guidelines that address community-wide signage, including their materials, non-flashing nature, location and size. Signs within the Proposed Project would be designed to provide direction without being visually dominant. Styles, materials, and colors of signs would reflect the Proposed Project’s village-style architecture and ground-mounted signs would include stone/stone-like product as reference to the visual elements of the surrounding hillsides.</p> <p>Adherence to the proposed guidelines would ensure that the signs within the Proposed Project would not adversely impact the environmental and visual quality of the area.</p>	Yes
A7-1a. All signs should be a minimum size and height to adequately identify a business and the products or services it sells.	Signs within the Proposed Project would be designed to provide direction without being visually dominant.	Yes
A7-1b. All monument signs should be kept as low to the ground as possible.		Yes
A7-1c. Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.	<p>Styles, materials, and colors of signs would reflect the Proposed Project’s architecture and ground-mounted signs would incorporate the same materials and architectural details as the proposed architecture for the Project.</p> <p>The Campus Park SPA/GPA Report contains design guidelines that would ensure the consistency of the location and design of signs.</p>	Yes
A7-1e. Illumination should be projected onto the sign face. The light source should be fully shielded from view.	Signs within the project would comply with the Fallbrook Design Guidelines regarding illumination, color, typeface, size, material, location, type, and quantity, as recommended.	Yes
A7-1f. Color of all signs and sign components should be limited to three in addition to black and white.		Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
SIGNAGE		
<p>A7-3a(2). For Commercial and Industrial developments with more than one tenant:</p> <ul style="list-style-type: none"> • One sign to identify the complex allowing one square foot of sign area per linear foot of total project frontage up to 75 square feet • For each individual tenant on a public street or private drive, ½ square foot of sign area per linear foot of tenant frontage, to a maximum of 25 square feet • One building directory sign not exceeding 10 square feet in size may be allowed at each public entrance <p>A7-3c(1). There should be no more than one sign per multi-family residential development entry from a public street or road.</p> <p>A7-3c(2). Sign area should be limited to 25 square feet for projects with 25 or more dwelling units.</p> <p>A7-1g. Typefaces should be chosen for their simplicity and clarity.</p> <p>A7-3a(1). Letter and symbol height should be limited to a maximum of 8 inches.</p> <p>A7-1i. Sign posts and other structural elements should be made of wood or metal with a white, black or satin natural finish. Reflective or bright colors should be avoided.</p> <p>A7-1j. No sign, other than a sign installed by a public agency, should be placed in the public right-of-way on sidewalks or streets. All overhead signs should clear adjacent sidewalks with a minimum headroom of 7 feet, and should project no more than 4 feet into a public right-of-way.</p>	<p>The Campus Park SPA/GPA Report contains design guidelines that address community-wide signage. In addition, a Planned Sign Program is required for the Town Center, and office professional development (involving more than four tenants). Where the Planned Sign Program does not specifically address an issue, the County of San Diego Off-Premise Sign Regulations (Section 6200 <i>et seq.</i> of the Zoning Ordinance) and the On-Premise Sign Regulations (Section 6250 <i>et seq.</i> of the Zoning Ordinance) would apply. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report and the noted County sign regulations (if applicable) would ensure consistency with these required guidelines.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
SIGNAGE (cont.)		
<p>A7-1k. No sign should be allowed above the highest portion of the building.</p> <p>A7-2. The following types of signs are generally recommended by the Guidelines: awning valance, monument, hanging, kiosk, projecting, wall, window, and single pole hanging sign.</p> <p>A7-3a(3). Sign types which are recommended for Commercial and Industrial developments: awning valance, monument, hanging, kiosk, projecting, wall, window, single pole hanging.</p> <p>A7-3a(4). Kiosk signs in Commercial and Industrial developments should be limited to 8 feet in height and only used on private property and incorporated into the design of a courtyard or other pedestrian space.</p> <p>A7-3c(3). Sign types which are recommended for Multi-family Residential development: wall, hanging, single pole hanging and monument.</p> <p>A7-4. The following signs should not be used in Fallbrook:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Internally illuminated plastic signs; other plastic signs are discouraged, except where plastic is used only as raised letters • Back lit signs which appear to be internally illuminated • Pole signs over 6 feet high • Portable or mobile signs • Signs which cover or interrupt architectural features 		

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES		
<p><i>SITE DESIGN</i> <u>Site Planning Standards</u> 1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve viewsheds, natural topographic features, and natural watercourses.</p>	<p>The Proposed Project has been designed to be compatible with the setting. Higher intensity development would occur within the Town Center area, and lower density residential development would be located in the outlying areas to blend in with surrounding rural residential development to the north and northeast. Development would occur within the flatter areas of the Project to preserve steep slopes. The Horse Ranch Creek riparian corridor would be preserved as open space, as would the steep slope areas in the north.</p>	Yes
<p><u>Site Planning Standards</u> 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.</p>	<p>Pedestrian areas would be designed to reflect the village concept. Pedestrian circulation would be well defined and would provide logical connections to residential neighborhoods, office professional buildings, Town Center, recreation facilities/parks, and open space. The overall scale of the proposed development would be compatible with existing and planned development within the I-15 Corridor Subregional Plan area. Pedestrian trails would connect to the adjacent proposed Meadowood project to the east, the Monserate Mountain trail to the north and the SR 76 trail to the south.</p>	Yes
<p><u>Site Planning Standards</u> 3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.</p>	<p>Setbacks between structures would be regulated by the required development standard of the applicable zone use regulations. Compliance with the required setbacks would ensure that usable site areas between buildings would be optimized.</p>	Yes
<p><u>Site Planning Standards</u> 4. Building orientation shall take maximum advantage of existing views and create view corridors.</p>	<p>The Proposed Project has been designed to preserve prominent natural landforms and features, including steep slopes, rock outcroppings, and riparian areas. Views of these features would be available within the Project site, as well as from off-site areas within the I-15 View Corridor.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Site Planning Standards</u> 6. A combination of earth berm and/or wall techniques shall be provided to buffer noise.</p>	Noise barriers would be required along some internal roadways. These barriers would consist of either walls, or a combination of walls and berms.	Yes
<p><u>Parking and Circulation Design Standards</u> 1. Use of public right-of-way for service loading/unloading shall be avoided. Adequate on-site service and delivery areas, including provisions for circulation, shall be provided. Service areas shall be separated from building entrances and public access when possible. Storage and loading areas shall not be located in the front yard.</p>	Service/loading and storage areas would be located behind buildings and would be screened from public view. Such areas would be accessible from off-street parking areas or separate service drives.	Yes
<p><u>Parking and Circulation Design Standards</u> 2. Project entries shall provide for safe and efficient circulation. a. Project entries and the transition from major circulation routes into the project interior shall be accomplished through the use of landforms, open space, landscape planting and architectural elements (i.e., walls, signs, etc.); b. The number of driveway entrances into parking areas from public streets shall be minimized. Use of common easements for parking and circulation systems integrated between properties shall be encouraged; and c. Safety lighting shall be provided at all street intersections and on project drives, entries, walkways, and parking areas.</p>	<p>The Proposed Project would include community gateways/entries at the Project access points and at the Town Center, as well as neighborhood entries within planning areas. These entry treatments would include stone walls with signage, accent trees and shrubs, and streetscape rail fencing.</p> <p>The number of driveways/curb cuts to off-street parking areas would be the minimum amount to provide efficient traffic circulation along local roadways and within parking areas.</p> <p>Street lighting would be provided along Project roadways. Lighting also would be provided within parking lots and walkways for safety. A lighting plan has been prepared for the Project.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Parking and Circulation Design Standards</u> 3. Parking areas or structures shall be designed as integral components of the overall design of specific projects. Parking areas shall be bermed or screened from street views where possible.</p>	<p>Off-street parking areas would be located behind buildings and/or would be largely screened from public view through the use of landscaping or berms.</p>	Yes
<p><u>Parking and Circulation Design Standards</u> 4. Development of bikeways shall be encouraged.</p>	<p>The multi-purpose community trails located throughout the Proposed Project would accommodate bicycle traffic. Bike lanes would be provided on Horse Ranch Creek Road and Pankey Road.</p>	Yes
<p><u>Parking and Circulation Design Standards</u> 5. Separation of pedestrian and bikeway/automobile traffic throughout a project shall be provided where feasible.</p>	<p>The Proposed Project would include sidewalks and multi-purpose community trails along Project roadways. Meandering trails along Horse Ranch Creek Road (west side) and Baltimore Oriole Road (north side) would be set back from the roadway, and trails along Longspur Road and Harvest Glen Road would be set back from the streets as well. These multi-purpose trails would be buffered from roadways by landscaped parkways.</p>	Yes
<p><u>Parking and Circulation Design Standards</u> 6. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.</p>	<p>Concrete sidewalks would be located adjacent to local collector residential streets, as well as along Horse Creek Ranch Road, Longspur Road and Harvest Glen Road. Trails along Horse Ranch Creek Road, Baltimore Oriole Road, Longspur Road and Harvest Glen Road would be decomposed granite and buffered from roadways by landscape parkways. These sidewalks and pathways would be defined by their materials and vegetative screening. Pedestrian crosswalks may be defined by enhanced paving, such as brick, to provide a clear separation of uses.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Site Lighting Standards</u> 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.</p>	<p>The Campus Park SPA/GPA Report contains lighting standards that require directional lighting and shielding to avoid spillover into residential and open space areas. Low pressure sodium lights would minimize illumination into the night sky.</p> <p>Security lighting would be provided along Project roadways, in parking areas, and within commercial and office professional areas. The amount of lighting would be appropriate for security and would not result in excessive spillover onto adjacent properties and substantially illuminate the night sky.</p>	Yes
<p><u>Site Lighting Standards</u> 2. Site lighting plans that conflict with the character of the community shall be discouraged.</p>	<p>Project lighting would be consistent with the village design theme of the Proposed Project. Standards and fixtures would consist of design elements to complement a pedestrian-scale village that would be compatible with the community.</p>	Yes
<p><u>Landscape Design Standards</u> 1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking and service areas located in viewshed areas.</p>	<p>Off-street parking and loading/service areas generally would be located behind buildings and would be screened from public view through the presence of the intervening structure, landscaping, and/or berms. Any residential satellite dishes would be placed in backyards, out of sight from passersby.</p>	Yes
<p><u>Landscape Design Standards</u> 2. Project boundary landscaping shall complement adjacent landforms and plant materials.</p>	<p>The natural setting of the Project site includes large areas of riparian and scrub habitat. The landscape concept for the Project proposes extensive preservation of the natural landscape in dedicated open space lots and integration of development with the natural setting. Trees and plant species that would complement the native landscape and that are associated with San Diego County rural settings would be used. In addition, Nature/Naturalizing Landscape Zones are included in the landscape concept. These landscape zones encompass those areas of open space near the Project site's perimeter and would create a blended transition between the Project and adjoining open space areas.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Landscape Design Standards</u> 3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plan provided by County staff.</p>	<p>The landscape concept for the Project includes native and drought-tolerant species.</p>	<p>Yes</p>
<p><u>Landscape Design Standards</u> 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 build-up. 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 driveway visibility. c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of 10% of the paved areas in landscaping, dispersed throughout the parking area.</p>	<p>The Campus Park SPA/GPA Report contains landscape design guidelines that call for landscaping to be of appropriate scale of adjacent uses to reinforce the pedestrian scale and rural country village. Landscape maintenance would (among other things) ensure adequate sight distance. Off-street parking areas would be screened from public view through landscaping and/or berms.</p>	<p>Yes</p>
<p><u>Landscape Design Standards</u> 5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.</p>	<p>Community multi-purpose and/or nature trails would be provided that would connect open space and recreation areas to the Town Center, with sidewalks also providing access to individual residential neighborhoods.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Landscape Design Standards</u> 6. A “greenbelt” shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.</p>	<p>A meandering multi-purpose trails within a 20-foot-wide landscaped parkway would be located along the west side of Horse Ranch Creek Road. Along Longspur Road and Harvest Glen Road, 20-foot-wide landscape parkways would be provided on both sides of the roadway. Along Baltimore Oriole Road, landscaping would vary—with 10 feet of landscape easement within road right-of-ways abutting additional HOA-maintained open space. The portion of the Project site near the northern site boundary would be dedicated as open space preserve and would function as a greenbelt connecting to the north and east. Nature trails that would be part of the proposed trail system would be located within this area of the Project site. The extensive riparian area in the southern portion of the site also would be preserved.</p>	Yes
<p><u>Landscape Design Standards</u> 7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.</p>	<p>The Project would incorporate fuel modification zones adjacent to those residential, office professional, and recreational facility areas that front open space areas. Fuel modification zones would be in accordance with the state Public Resources Code for Minimum Statewide Clearance of Brush, and pursuant to the Consolidated Fire Code and the Wildland/Urban Interface Standards of the County Fire Code. The FPP/FMP prepared for the Campus Park Project would be adhered to.</p>	Yes
<p><u>Landscape Design Standards</u> 8. Earth berms shall be rounded and natural in character where possible, designed to obscure undesirable views.</p>	<p>Berms may be used to screen off-street parking areas, where appropriate. Berms would be designed to gently undulate and exhibit natural forms.</p>	Yes
<p><u>Landscape Design Standards</u> 9. Major stands of mature trees shall be preserved.</p>	<p>The Project would preserve areas of open space, primarily within the northern and southwestern portions of the site. These areas are characterized by moderate- to steep-sloping terrain and Horse Ranch Creek and associated dense riparian corridor, respectively. Mature trees within these areas would be preserved.</p>	Yes
<p><u>Public Utilities and Safety Standards</u> 1. New development projects shall be phased with the provision of adequate fire protection services.</p>	<p>Fire protection services would be provided by the NCFPD. An existing fire station is located just west of the Project site at Pala Mesa Drive and Old Highway 395. The NCFPD has determined that the increased population resulting from the Proposed Project would not be expected to cause an increase in response times or a burden on the current facilities and personnel. The Project applicant would also be required to contribute annual taxes toward improved fire protection services in the area.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<i>SITE DESIGN (cont.)</i>		
<u>Public Utilities and Safety Standards</u>		
2. Fire prevention and suppression in the design of all new projects shall be encouraged.	The Project would include fuel modification zones. Road widths, secondary access, water supply, and fire hydrant spacing would also be in conformance with fire protection development standards established by the NCFPD.	Yes
<u>Public Utilities and Safety Standards</u>		
3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.	All proposed utility lines would be placed underground.	Yes
<u>Public Utilities and Safety Standards</u>		
4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed areas.	Most of the Project development would occur within the flatter areas of the Project site. Underground utility pipelines generally would be located within road rights-of-way or other developed areas. Sewage would connect to an existing 12-inch-diameter off-site sewer force main, the connection of which would occur in SR 76 west of the Project sewer lift station.	Yes
<u>Public Utilities and Safety Standards</u>		
5. Transformers and related components shall be placed in vaults or be screened with retaining walls and/or planting and located to avoid conflict with pedestrian paths.	All transformers and related components would be placed in vaults or be screened with retaining walls and/or planting and located to avoid conflict with pedestrian paths.	Yes
<u>Development Standards for Steep Topography and Natural Features</u>		
1. Extensive grading of slope areas within viewsheds shall be minimized. <ul style="list-style-type: none"> 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. 	Project development would primarily occur within the flatter portions of the Project site. On-site steep slopes within the higher elevations of the site that are visible from off-site areas would be preserved in open space lots. Encroachment into steep slope areas would be minimized to the extent feasible and would occur in isolated locales. Manufactured slopes would be landscaped consistent with the landscape concept.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Development Standards for Steep Topography and Natural Features</u> 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.</p>	<p>Proposed development would primarily occur within the flatter areas of the Project site. Steep slopes and rock outcroppings located within the northern area of the site would be preserved as open space. Tree stands in the southern riparian area also would be preserved.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u> 4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.</p>	<p>Prominent visual features within the Project site would be preserved as part of the proposed open space preserve. Proposed planning areas have been sited to retain views of these features, including steep slopes, rock outcropping, and the unchannelized segment of Horse Ranch Creek and its dense riparian corridor.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u> 5. The protection and preservation of the public use of on-site vista points shall be encouraged.</p>	<p>Nature trails would be located within the open space preserve in the northern area of the Project site and would provide a connection to the off-site Monserate Mountain trail. These trails would provide public access to the higher elevations of the site that provide distant views to off-site areas. No development other than the trails would occur within the open space preserve.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u> 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.</p>	<p>The landscape concept would integrate development with the natural setting. Trees and plant species that would complement the native landscape and that are associated with San Diego rural settings would be used. Manufactured slopes also would be landscaped to reduce erosion potential and present a more natural appearance. To the extent possible, native species have been incorporated into the Landscape Plan.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>SITE DESIGN (cont.)</i> <u>Development Standards for Steep Topography and Natural Features</u> 7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.</p>	<p>Horse Ranch Creek and its dense riparian corridor within the southern portion of the site would be included within the proposed open space preserve. No development would occur within the open space preserve. In addition, the Project does not propose the use of groundwater.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u> 8. Any grading above 25% slope will blend with the surrounding area and be landscaped appropriately to look natural.</p>	<p>Minimal grading would occur within areas that have slope gradients of more than 25 percent. Where such grading does occur, the altered terrain would be landscaped appropriately, pursuant to the landscape concept plan.</p>	Yes
<p>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.</p>	<p>The Campus Park SPA/GPA Report contains architectural design guidelines that address among other things, architectural style, building forms, building materials, colors, and roof forms. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report would ensure architectural consistency within the development. No reflective or mirrored glass would be used on buildings visible from I-15.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>ARCHITECTURAL DESIGN (cont.)</i></p> <p>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.</p> <p>5. The use of mirrored glass, which can cause the sun to glare into the driver's eyes and therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.</p>		
<p>B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.</p> <p>1. The use of special detail treatments in roof forms, window and entries shall be encouraged.</p> <p>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.</p> <p>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.</p>	<p>The Campus Park SPA/GPA Report contains architectural design guidelines that address among other things, architectural style, building forms, window treatments, entry treatments, and roof forms. In addition, mechanical equipment would be architecturally screened. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report would ensure architectural consistency within the development. Natural space, streetscape and unpaved pathways would provide substantial visual interest and relief from built forms.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)		
<p><i>ARCHITECTURAL DESIGN (cont.)</i></p> <p>D. Signage shall not adversely impact the environment and visual quality of the area.</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> a. Signs shall be part of a comprehensive graphic program for each project. 5. Signs shall be predominantly natural materials, non-moving, externally illuminated. 6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and direction signs, as specified in Section 6207 of the County Zoning Ordinance. 	<p>The Campus Park SPA/GPA Report contains design guidelines that address community-wide signage. In addition, a Planned Sign Program is required for the Town Center, and office professional development (involving more than four tenants). Where the Planned Sign Program does not specifically address an issue, the County of San Diego Off-Premise Sign Regulations (Section 6200 <i>et seq.</i> of the Zoning Ordinance) and the On-Premise Sign Regulations (Section 6250 <i>et seq.</i> of the Zoning Ordinance) would apply. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report and the noted County sign regulations (if applicable) would ensure consistency with these required guidelines.</p>	Yes
INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN		
<p>The Master Specific Plan designates the entire MSP with the S90 Holding Area Use Regulation and SSA regional category until supporting studies were completed and the Board of Supervisors adopted alternative zoning for the various component properties. The intention of the MSP is to replace the S90 Holding Area Use Regulation with other use regulations when it was determined that adequate public services and utilities would be available and appropriate</p>	<p>Each of the studies outlined in the Master Specific Plan have been addressed by the County or would be fulfilled in processing the Meadowood Specific Plan/General Plan Report. These studies have been or will be addressed as follows:</p> <ul style="list-style-type: none"> • San Luis Rey River Plan: The County has addressed the San Luis Rey River Plan through completion of the Draft San Luis Rey River Park Master Plan, a comprehensive river plan for the San Luis Rey River corridor for the area east of I-15 and west to the old Bonsall Bridge. The plan establishes a framework for the creation of passive and active recreational amenities, 	Yes

zoning regulations were implemented.	habitat preserve, multi-use trail system, and extensive open space preservation.	
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LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN (cont.)		
<p>According to the Master Specific Plan, eight studies are required for the properties within the MSPA in order to analyze the proposed development of this area and determine the necessary infrastructure to support the suggested planned development. The eight studies include: (1) San Luis Rey River Plan; (2) traffic analysis; (3) facilities financing plan; (4) phasing plan; (5) market analysis; (6) dark sky policy and procedures; (7) design guidelines in conformance with the I-15 Corridor Scenic Preservation Guidelines; and (8) a park and open space/trails plan.</p>	<ul style="list-style-type: none"> • Traffic Study: The County has completed a County-wide traffic analysis culminating in an updated Circulation Element endorsed by the Board of Supervisors on August 2, 2006. • Facilities Financing Plan: The County and Caltrans have investigated the needed public facilities for this area. Required facility improvements such as improvements to the SR 76/I-15 interchange and the widening of SR 76 are scheduled to be completed/underway by Caltrans and Granite Construction Company, respectively. The Applicant would improve Horse Ranch Creek Road. In addition, the County has adopted a TIF program that identifies the facilities and improvements necessary for local and regional roads within Fallbrook and the North County areas, respectively. • Phasing Plan and Market Analysis: As Campus Park and abutting Meadowood go through individual development entitlement processes, the Applicant would prepare plans that address phasing of proposed private development with the phasing and financing of public facility improvements. • Dark Sky Policy and Design Guidelines: The County has an existing Astronomical Dark Sky Policy and Light Pollution Code as well as I-15 Corridor Scenic Preservation Guidelines. The Proposed Project complies fully with the requirements as outlined in the applicable policy, code, or guideline. • Park/Open Space/Trails: In addition to the County's San Luis Rey River Park Master Plan and incorporated study designed to integrate park, open space, and trails for the San Luis Rey River corridor, the County's Community Trails Master Plan and Trail Defense and Indemnification Ordinance further delineate requirements and implementation of park and open space elements. The Applicant has coordinated its proposed parks, open space, and trails system with the County's and adjacent property owners' open space and trails systems. 	

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
COUNTY ZONING ORDINANCE (Effective December 19, 1978, continually amended)		
The County Zoning Ordinance identifies the permitted uses of the project site, consistent with the land use designations of the General Plan and Community Plan.	<p>The Proposed Project would be consistent with the Community Design Area Regulations contained in Section 5750 <i>et seq.</i> of the County Zoning Ordinance. Compliance with these regulations is required due to the Project site’s designation of Special Area Designator “B.”</p> <p>The northern area of the Project site is zoned A70 - <i>Limited Agricultural</i>, and the southern area of the Project site is zoned S90 - <i>Holding Area</i>. While residential development is a permitted use within the A70 and S90 zones, the allowable maximum densities must be in conformance with the zoning designations, which are consistent with the land use designations of the General Plan and Community Plan. The Project includes an application for a Rezone, which would rezone the entire site as S88 – <i>Specific Planning Area</i>; a zone intended to accommodate Specific Plan areas and allow an unlimited variety of land uses. With Rezone approval, the Proposed Project would be consistent with the Zoning Ordinance.</p>	Yes, with Project approval
COUNTY SUBDIVISION ORDINANCE (Effective March 22, 1979, amended April 2007)		
The County Subdivision Ordinance (SDO) is contained within Title 8, Division 1 of the San Diego Code of Regulatory Ordinances and sets forth development standards for the subdivision of land with respect to design, dedication and access, and required improvements.	The Proposed Project is subject to the provisions and standards contained in Section 81.401 - Design of Subdivision, which includes 14 design regulations associated with lot size, orientation, and configuration. The Proposed Project would comply with all but five of these design regulations. However, section 81.401(o) of the Subdivision Ordinance allows a project to rely on the provisions of a Specific Plan for those five design regulations.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
CONGESTION MANAGEMENT PROGRAM UPDATE (SANDAG 2002)		
The CMP guidelines stipulate that any development project generating 2,400 or more ADT, or 200 or more peak hour trips, must be evaluated in accordance with requirements of the Regional CMP requires enhanced CEQA review. The CMP requires that, as part of the additional CMP analysis, freeway links with 50 or more peak hour project trips (in either direction) must be addressed as part of the traffic impact analysis. Also, a ramp meter analysis would be required if the project trips would generate 20 or more trips at freeway on-ramps with existing ramp meters.	It is estimated the Proposed Project would generate more than 2,400 ADT. As such, enhanced CEQA review is required for the Proposed Project. Freeway links with 50 or more peak hour project trips are addressed in the traffic impact analysis. None of the study area ramps have existing meters.	Yes
NATURAL COMMUNITY CONSERVATION PLANNING PROGRAM (Adopted March 18, 1997)		
Regional conservation planning strategies under the California Endangered Species Act (ESA) providing protection, preservation and conservation of listed and candidate species, their habitats, natural communities and natural resources, while continuing to allow appropriate development and growth within the state, are authorized and implemented under the Natural Community Conservation Planning (NCCP) Act of 1991. These strategies are designed to provide protection and conservation to threatened and endangered species through multi-species, habitat-based and long-term approaches that ensure both the conservation of, and net benefits to, the affected species, as well as allow for growth.	An NCCP identifies and provides for the regional or area-wide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. The MSCP implements the NCCP in San Diego County. While the Project site is not located within an adopted MSCP area, the Project site is mapped as a hardline preserve on the Draft North County MSCP map. It is likely that the North County MSCP will be approved prior to construction of the Project; therefore, a hardline approval for coastal sage habitat has been sought by the Project applicant, who has initiated discussions with the County, as well as with the USFWS and CDFG. The current Project design incorporates the agreed-upon hard line open space. Such designation would allow for take authorization within the Project's impacted areas with no further approvals necessary from the resource agencies as they relate to the NCCP process. The hardline agreement between the Applicant, County, and resource agencies would incorporate the mitigation and protection measures for impacted biological resources. The Project also would include a Resource Management Plan outlining the management tasks to be conducted to preserve the proposed open space in perpetuity.	Yes

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