

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

GENERAL DESCRIPTION

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

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

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

IMPLEMENTATION

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

INTERIM ZONING

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

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

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

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

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

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

NECESSARY SUPPORTING STUDIES

A. River Plan

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

B. Traffic Study

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

C. Facilities Financing Plan

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

D. Phasing Plan

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

E. Market Analysis

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

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

F. Dark Sky Policy

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

G. Design Guidelines

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

H. Park/Open Space

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

PROPOSED LAND USES

Recommended County General Plan Regional Category

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

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

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

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

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

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

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

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

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